

OCTOBER 24, 1972

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, October 24, 1972 at 7:30 p.m. to receive representations in connection with the following rezoning proposals:

PRESENT: Alderman J. Dailly;
Alderman G. M. Dowding;
Alderman J. D. Drummond;
Alderman W. R. Clark;
Alderman W. A. Blair;
Alderman D. A. Lawson;

ABSENT: Mayor R. W. Prittie;
Alderman T. W. Constable;
Alderman H. G. Ladner;

STAFF PRESENT: Mr. M. J. Shelley - Municipal Manager;
Mr. A. L. Parr - Planning Director;
Mr. B. D. Leche - Municipal Clerk's Assistant;
Mr. R. F. Norcliffe - Municipal Clerk's Assistant;

MOVED BY ALDERMAN DOWDING, SECONDED BY ALDERMAN BLAIR:
"That Alderman Dailly act as Chairman of the Public Hearing."

CARRIED UNANIMOUSLY

Alderman Dailly Assumed the Chair.

(1) FROM RESIDENTIAL DISTRICT TWO (R2) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)

Reference RZ #56/72

Lot 460, D.L. 126, Plan 40198

(1381 Springer Avenue -- Located on the West side of Springer Avenue approximately 100 feet South of Parklawn Drive)

A petition signed by 20 abutting owners to the property under consideration was received. It was the opinion of the petitioners that the normal amenities of a residential district were not compatible with the rest and quiet required by guests in the type of institution proposed for the subject property. They also stated that they had purchased their homes in the residential district because this was the kind of district and environment in which they wished to live and raise their families and they wished it to remain zoned residential.

Mr. P. M. Crawford, 3216 West First Avenue, Vancouver, B. C. speaking on behalf of the developer, was in favour of the rezoning. He noted that the proposed rest home was designed for a maximum of eight guests. He reviewed the physical attributes of the property which made it particularly suitable for the type of institution planned. He noted that the Planning Department was of the opinion that use of the existing structure as a rest home could be appropriate in conjunction with the surrounding land use, providing it complies with the Zoning By-law requirements

set down in a P5 Community Institutional zone.

Mr. C. G. Hummel, 1504 Crestlawn Drive, owner of the adjacent property at 1441 Springer Avenue spoke in opposition to the proposed rezoning. He was of the opinion that the subject property had been purchased with the sole purpose of converting it to a rest home.

His main basis of objection was the fact that the area was primarily a residential area.

ALDERMAN BLAIR LEFT THE MEETING.

(2) FROM RESIDENTIAL DISTRICT TWO (R2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #47/72

- (a) Parcel "B", Expl. Pl. 15372, S.D. 1, Block 19, D.L. 6, Plan 6105
- (b) Lot 1, except Pcl. "B", Expl. Pl. 15372 and except Plan 17450, Block 19, D.L. 6, Plan 6105
- (c) Lot 2, Block 19, D.L. 6, Plan 6105

(9211, 9237 and 9289 Cameron Street -- Located on the North side of Cameron Street 100 feet East of Noel Drive)

Mr. J. Logan and Mr. R. Ramage abutting owners to the subject property presented a letter objecting to the proposed rezoning.

They noted that on Page 2 of the July 17th Planner's Report to Council there is reference to a proposed 30 foot by 140 foot buffer strip on the East side of Noel Drive "to serve as a natural buffer screen of the view of proposed development from the existing residences on the West side of Noel Drive". The Planning Department's statement to this effect was "while this approach may be a reasonable alternative, more detailed work is necessary to determine if it will actually be effective". It was the writer's opinion that the depth of the strip will have to be increased and the existing growth will have to be retained and perhaps supplemented.

On Page 3 of the Planner's Report they noted that it goes on to state the following basic criteria for the development of the site:

- "(a) A suitable transition between the development and the residential single family area to the North and West.
- (b) Adequate buffering between the major road and this development.
- (c) Provision of the density which produces a reasonable environment."

The writers were of the opinion that the present scheme does not achieve this with the density proposed and complete surface parking.

It was submitted that as neither the July 17th nor the September 14th reports of the Planning Department contain any definite

statements as to what form of buffer would be incorporated on the Eastern and Northern boundaries of the proposed site and, as the Planning Department considered that the 14.42 units per acre originally proposed were unsuitably high and, as the newest density proposed are 12.9 units per acre is still excessive, that it would seem the criteria referred to previously has not been met and indeed the feeling of the local residents would indicate that even if these could be met, this is not a desirable type of development.

The writers contended that the retention of the R2 zoning would allow for continued residential development compatible with the existing area and, therefore, Cameron Street should remain the demarkation line between residential and multiple family dwellings.

A petition signed by a total of 232 local residents who consider themselves affected by the proposed rezoning was also received.

Mrs. A. Morris, 9375 Cameron Street spoke in opposition to the rezoning proposal.

Mrs. Morris was concerned that the present proposal was a spot rezoning to accommodate the wishes of a particular developer. She stated that the plans for the development were not known to the local residents and expressed concern as to the effect of such development on general community amenities, parking, etc. She was of the opinion that the Public Hearing had not received sufficient publicity and that a great number of the local residents were not aware of the implications of the proposal.

Mr. Wilson, 9585 David Drive spoke in opposition to the rezoning.

Mr. Jack Logan, 3312 Noel Drive, reiterated the remarks in his letter as outlined above. He was concerned with the densities involved and the lack of adequate buffering indicated in the current proposal.

Mr. Peter Cole, Architect, representing the developer then addressed the Public Hearing in support of the proposed rezoning. He emphasized that every effort was being made not to create an asphalt jungle. 200% parking had been provided with 100% parking for residents in underground facilities and the balance are in service facilities. He noted that the development would be enclosed with a cedar fence varying from four to six feet in height with thirty feet of landscaping between the fence and the units. No unit will be located closer than thirty feet to the property line. The screening proposed is in excess of National Standards. An existing stream is incorporated into the overall landscape design. A childrens recreation area with a small recreation hall and swimming pool is located in the centre of the development. He was of the opinion that all prerequisites established by the Planning Department have been complied with and that the original proposed 48 units have been reduced to 42. The proposed density of less than 13 to an acre is less than that usually required for such developments. A new road to the North separates the development from the existing residential area.

Mr. R. H. Ramage, 3362 Noel Drive, questioned the architect in considerable detail with regards to screens, elevations, heights of buildings, and the adequacy of the proposed landscaping. He stated that he was adamantly opposed to the rezoning proposal.

Mrs. L. Gosil, 3462 Keswick Avenue also spoke in opposition to the proposed rezoning proposal. She was of the opinion that while the abutting owners to the actual project were most closely affected this type of development could affect the whole neighbourhood and because of this the Public Hearing should have received much broader publicity. She stated that density increases in such a neighbourhood create social hazards and inquired if school planning had received adequate consideration.

The Chairman, Alderman Dailly, suggested that the architect and the interested citizens present should adjourn to the Committee Room on the Fourth Floor of the Municipal Hall where the detailed plans of the development could be placed on display and the Architect could answer in detail any questions which might arise.

The Architect stated that he would be quite willing to fulfill the Chairmans suggestion.

The following people also expressed opposition to the proposed rezoning:

Mr. P. G. Anderson, 9658 Sullivan Street
Mr. E. E. Snickars, 9630 Sullivan Street
Mr. R. M. Humbert, 9588 Sullivan Street
Mr. W. T. Scott, 9510 Sullivan Street
Mr. Ribbon 3338 Noel Drive

Mr. R. Benedict, 2975 Noel Drive, expressed concern that the existing school facilities in this area would be unable to accommodate the increased number of children which would be generated by the proposed project. He stated that the primary schools particularly were over crowded at the moment. He was opposed to the rezoning proposal.

(3) FROM RESIDENTIAL DISTRICT FIVE (R5) TO MULTIPLE FAMILY RESIDENTIAL DISTRICT THREE (RM3)

Reference RZ #58/72

Lots 2 to 7 inclusive, Block 40, D.L. 30, Plan 3036

(7408, 7416 - 18th Avenue, 7423, 7447 Humphries Avenue and 7417, 7407 - 17th Avenue -- Bounded on the West by Sylvan Drive, the East by Humphries Avenue, the North by 18th Avenue and the South by 17th Avenue)

No one appeared in connection with this rezoning proposal.

(4) FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1) TO RESIDENTIAL DISTRICT FOUR (R4)

Reference RZ #51/72

Lot 12, Block 23, D.L. 159, Plan 1393

(5950 Portland Street -- Located on the South side of Portland Street 132 feet East of Buller Avenue)

Mr. James Duff, 5950 Portland Street, owner of the subject property spoke in favour of the rezoning.

Mr. R. Friedrich, 609 Smith Avenue, Coquitlam, speaking on behalf of his parents, Mr. and Mrs. Peters owners of Lot 11 immediately abutting the subject property was opposed to the rezoning.

He stated, however, that he would be agreeable to Lot 11 and Lot 12 be rezoned to R5 in order to permit the construction of a two family dwelling within the requirements of the R5 zone.

Mrs. S. J. Mundy, 5969 Portland Street, spoke in favour of the rezoning proposal.

(5) FROM RESIDENTIAL DISTRICT FIVE (R5) AND SERVICE COMMERCIAL DISTRICT (C4) TO COMMUNITY COMMERCIAL DISTRICT (C2)

Reference RZ #59/72

- (a) Lots 2 and 3 except part on Plan with By-law 30078, D.L. 94, Plan 440
(b) Lots "A", "B" and "C", Block 4, D.L. 94, Plan 1117

(5667, 5633 Kingsway, 6616, 6650 Elgin Avenue and 5607 Kingsway--
Located on the North-East corner of Kingsway and Elgin Avenue)

Mr. John Rowan, speaking on behalf of the owner of an adjacent property at 6625 Dufferin Avenue was opposed to the rezoning proposal as presented. He stated that the dedication and construction of a 20 foot lane along the north boundary of the site would put the lane immediately adjacent to his clients property. He was of the opinion that this lane should be dedicated wholly from the developers property and that the lane should not immediately abut his clients lot.

Mr. Ronald Howard speaking on behalf of the developer stated that he would be quite willing to work with Mr. Rowan and his client to arrive at a suitable compromise insofar as the location of the lane was concerned.

(6) FROM COMMUNITY COMMERCIAL DISTRICT (C2) TO SERVICE COMMERCIAL DISTRICT (C4)

Reference RZ #63/72

Lots 36 and 37, S.D. "A", Block 1, D.L. 205, Plan 4180

(6081 Hastings Street -- Located on the North-West corner of Fell Avenue and Hastings Street)

No one appeared in connection with this rezoning proposal.

(7) FROM GENERAL INDUSTRIAL DISTRICT (M2) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #50/72

South-West 7.1 acre portion of Lot 34, D.L.'s 69/70, Plan 38469

(4150 Still Creek Street -- Located at the North-East corner of Canada Way and the Gilmore Avenue Diversion)

Mr. L. J. Westwood, of Lake City Industrial Corporation Ltd. with the aid of display plans and renderings outlined to the Public Hearing the concept of the proposed development.

He stated that in his opinion there was a need in Burnaby for more first class hotel facilities. The hotel would incorporate 250 rooms with appropriate convention rooms and banquet facilities. Parking would be provided for 500 vehicles.

Mr. C. Vanderspek representing Key Investments Limited was not opposed to the proposed rezoning but asked specific questions concerning the possible location of truck terminals in this area.

He also inquired as to noise problems which may be generated on Canada Way and the Freeway.

Mr. Sigurdson owner of an adjacent 11 acre plot, spoke in favour of the rezoning.

(8) FROM PARK AND PUBLIC USE DISTRICT (P3) TO HEAVY INDUSTRIAL DISTRICT (M3)

Reference RZ #54/72

Parcel "A", Sketch 3819, Block 2, D.L. 215, Plan 3082

(698 Phillips Avenue North -- Located on the East side of Phillips Avenue approximately 305 feet North of Barnet Road)

It was drawn to the attention of the Public Hearing that the description of the area to be rezoned was in error inasmuch as the whole of parcel "A" is not proposed for rezoning for Heavy Industrial District (M3). A portion of Parcel "A" is proposed for rezoning comprised of a 20 foot easement only.

Mr. W. H. Cooper, 12 North Fell Avenue, inquired if the proposed rezoning was related to the proposal by Kask Brothers Ready Mix Concrete Ltd. to construct a conveyor belt from the Inlet to their property across Parcel "A".

The Planning Director advised that the rezoning was required to permit the construction of the conveyor under consideration.

Mr. Cooper was opposed to the rezoning.

Mr. W. J. Cornelisse, 7329 Braeside Drive, was also opposed to the rezoning.

Mr. D.M. Herd, 4751 Clinton Street, spoke in favour of the proposed rezoning. He noted that the easement in question would be along the bottom of a ravine which is certainly in a muddy and untidy condition. He stated that the conveyor system when constructed would clean up this unfavourable condition. He also noted that the rezoning had been unanimously agreed to by the Parks and Recreation Commission because this site was extremely low on the list of park priorities for development. He further stated that Kask Brothers would be quite willing to construct a foot bridge across the ravine and over the conveyor if such is required by the municipality.

He strongly recommended approval of the rezoning proposal.

Mrs. J. Webster, 135 North Fell Avenue, stated that she was not necessarily opposed to the proposed rezoning but felt that it had not received enough publicity to enable all interested parties to become aware of the proposal. She was concerned that this proposal could possibly be the thin edge of the wedge insofar as other industrial proposals for the park land in this area were concerned.

Mrs. Linda Eaves, 7366 Barnet Road, was also opposed to the rezoning. She was under the opinion that access to the water front in this area is difficult enough at the present time without any further industrial development.

Mr. John Motiuk also spoke in opposition to the rezoning proposal. He was of the opinion that the Parks and Recreation Commission should reexamine their priorities insofar as a development of this water front property is concerned. He also contended that a proposal of this type should receive much wider publicity because access to an important part of the Burnaby water front is involved.

The following people also indicated that they were opposed to this rezoning:

Mr. W. J. Parker, 4280 McGill Street.
Mr. C. N. Hannula, 7321 Braeside Drive
Mr. N.C. Stockdale, 7218 Braeside Drive
Mr. J. C. Greenwood, 3985 Trinity Street
Mr. J. J. Sember, 109 North Fell Avenue
Mr. R. Storms, 6962 Union Street
Mr. R. J. Beaton, 7370 Barnet Road.

Mr. B. Gunn, 407 North Hythe Avenue, also spoke in opposition to the rezoning. He noted that there were probably some advantages to using barges over trucks and thus cutting down on traffic and noise. He noted, however, that Burnaby was on record last December that it would be Parks Board Policy to acquire more park land. He was of the opinion that any park land which may be yielded for other purposes should be compensated for by the acquiring of additional land.

Mr. D. M. Herd reiterated his previous remarks and was of the opinion that the recommendations of the Parks and Recreation Committee in this regard should be respected.

(9) FROM SMALL HOLDINGS DISTRICT (A2) TO GENERAL COMMERCIAL DISTRICT (C3)

Reference RZ #57/72

The Southerly .9 acre portion of Lot 78, D.L.'s 2/4, Plan 35966

(9850 Austin Road -- Located on the North side of Lougheed Highway approximately 320 feet East of Austin Road)

No one appeared in connection with this rezoning proposal

(10) FROM RESIDENTIAL DISTRICT FIVE (R5) AND GENERAL COMMERCIAL DISTRICT (C3) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #16/70

Lot 110, D.L. 153, Plan 38340

(4361 Kingsway -- Located on the North side of Kingsway approximately 270 feet East of Chaffey Avenue)

A letter was received from Morgan & Shaw Developments Ltd. stating that they had no objections to this application and were in favour of the development.

Mr. R. J. McKay, Parkview Developments Limited, 841 McBride Boulevard, New Westminster, spoke in favour of the proposed rezoning. He noted that the new proposals were mainly a modification of the original proposal rather than a distinct change. He noted that two of the restaurants in the original plan would be replaced by general office and retail rental space.

No one spoke in opposition to the proposed rezoning.

1. Proposed Mobile Home Park District Regulations:

107. MOBILE HOME PARK DISTRICT (R7)

This District provides for the establishment of mobile home parks for residential occupancy in proper relationship to community facilities and surrounding development.

107.1 Uses Permitted:

- (1) Mobile home parks
- (2) Accessory buildings and uses

107.2 Conditions of Use:

- (1) Every application for a mobile home park development shall be subject to Preliminary Plan Approval in accordance with the provisions of Section 7.3 of this By-law.
- (2) Each mobile home park shall have an area of not less than 20 acres.
- (3) Each mobile home park shall include a buffer area, outdoor recreation space, a service building, paved streets and walkways, and services and utilities in accordance with the provisions of the Burnaby Mobile Home Park By-law.
- (4) Each mobile home shall be located on a separate mobile home lot.
- (5) Each mobile home lot shall have a paved mobile home stand and a paved outdoor patio in accordance with the provisions of the Burnaby Mobile Home Park By-law.
- (6) Each mobile home shall contain sleeping accommodations, flush toilet, a tub or shower, kitchen facilities, and plumbing and electrical connections capable of being connected to outside plumbing and electrical systems.
- (7) Every mobile home shall, once it is located on a mobile home lot, be complete and ready for occupancy, except for placing on foundation supports and connecting to outside plumbing and electrical systems.
- (8) Each mobile home shall be capable of being used for long term occupancy.

107.3 Height of Buildings:

The height of a building shall not exceed 20 feet.

107.4 Lot Area:

400

Each mobile home lot shall have an area of not less than 5,000 square feet. In no case shall the depth of a lot be less than 75 feet.

107.5 Lot Coverage:

The maximum coverage shall be 30 per cent of the mobile home lot area.

107.6 Front Yard:

A front yard shall be provided on each mobile home lot of not less than 15 feet in depth.

107.7 Side Yards:

A side yard shall be provided on each side of the mobile home of not less than 10 feet in width.

107.8 Rear Yard:

A rear yard shall be provided on each mobile home lot of not less than 15 feet in depth.

107.9 Off-street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this By-law.

2. The addition of the following definitions to Section 3(Definitions) of the Zoning By-law:

"MOBILE HOME" means a single family dwelling, factory built as a unit or units, suitable for year round occupancy, and capable of being drawn or moved from place to place.

"MOBILE HOME LOT" means an area of land located within a mobile home park occupied or intended to be occupied by one mobile home.

"MOBILE HOME PARK" means a parcel of land on which are installed or intended to be installed, two or more mobile homes.

3. The amendment of the definition of "Building, Temporary" in Section 3 (Definitions) of the Zoning By-law to read as follows:

"BUILDING, TEMPORARY" means a building (except a private garage or other accessory building) not having its exterior walls supported on continuous concrete or masonry foundations or walls, and includes boat shelters, bunkhouses, skid shacks, huts, tents, trailers or any other similar types of portable buildings or structures, whether or not the same be placed on foundations or affixed to the land in any way, but shall not include a mobile home which is located in a mobile home park nor permanent prefabricated residential dwellings, industrial, warehouse or storage buildings.

4. The Amendment of Section 5.1 (Designation of Districts) as follows:

1.	RESIDENTIAL	R
	Residential	R1
	Residential	R2
	Residential	R3
	Residential	R4
	Residential	R5
	Residential	R6
	Residential	R7

5. The amendment of clause (1) of Section 6.7 (Temporary Buildings) to read:

(1) "A temporary building or structure shall not be used as a dwelling, except in the case of a trailer when located in an authorized motel or auto court on a short term or temporary basis".

6. The Addition of the following clause (clause (3)) to Section 6.10 (Minimum Floor Area for Dwelling Units):

"A mobile home in an R7 District shall contain at least 500 square feet of floor area".

7. The addition of the following (clause (25)) to Section 800.4 (Required Off-street Parking Spaces):

Use

"Mobile Home Parks"

Required Parking Spaces

"2 for each mobile home to be located on a mobile home lot. Such spaces may be in tandem but shall not be located within a required front yard. In addition, a communal parking area or areas shall be provided on the mobile home park site at a ratio of 1 parking space for each 4 lots in the mobile home park."

No one appeared in connection with the Text Amendment.

1. Proposed R8 District Regulations:

108. RESIDENTIAL DISTRICT (R8)

This District provides for the development of group housing projects which are designed primarily for the accommodation of families with children.

108.1 Uses Permitted:

- (1) Group housing dwellings
- (2) Two family dwellings
- (3) Single family dwellings
- (4) Home occupations
- (5) Accessory buildings and uses

108.2 Conditions of Use:

- (1) The permitted gross density of a group housing development shall be determined in accordance with the following table:

<u>Existing Zoning of Proposed Group Housing Site</u>	<u>Minimum Amount of Lot Area to be Provided for Each Dwelling Unit in a Group Housing Development</u>
R1	9600 sq. ft.
R2	7200 sq. ft.
R3	6000 sq. ft.
R4	4300 sq. ft.
R5	3600 sq. ft.
Other	7200 sq. ft.

- (2) A group housing development shall be designed in such a manner as to create an attractive residential environment in keeping with the area in which it is situated.
- (3) A group housing development shall be located not more than:
 - a) One-half a mile from an existing elementary school.
 - b) One-half a mile from an existing park facility.
- (4) A group housing development shall be subject to Preliminary Plan Approval in accordance with the provisions of Section 7.3 of this By-law.

108.3 Height of Buildings:

The height of a building shall not exceed 30 feet nor 2 storeys

108.4 Lot Area and Width:

Each lot for a group housing development shall have an area of not less than 2 acres and a width of not less than 200 feet.

108.5 Lot Coverage:

The maximum permitted coverage of the lot shall be determined in accordance with the following table:

Existing Zoning of Proposed Group Housing Site	Maximum Permitted Coverage
R1	30 percent of the lot area
R2	35 percent of the lot area
R3	40 percent of the lot area
R4	40 percent of the lot area
R5	40 percent of the lot area
Other	35 percent of the lot area

108.6 Usable Open Space:

Usable open space shall be provided on the lot at a ratio of not less than 500 square feet for each dwelling in a group housing development.

108.7 Yards:

Front, side and rear yards shall be provided in accordance with the following table:

Existing Zoning of Proposed Group Housing Site	Minimum Front Yard Depth	Minimum Width of Each Side Yard	Minimum Rear Yard Depth
R1	30 ft.	15 ft.	30 ft.
R2	25 ft.	12 ft.	30 ft.
R3	20 ft.	12 ft.	25 ft.
R4	20 ft.	12 ft.	25 ft.
R5	20 ft.	12 ft.	25 ft.
Other	25 ft.	12 ft.	30 ft.

108.8 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this By-law.

2. The addition of the following definition to Section 3(Definitions) of the Zoning By-law:

"DWELLING, GROUP HOUSING" means a block of three or more individually attached family dwelling units located on a single lot in the form of rows, clusters or groups, where each dwelling unit, which may be separated from its neighbour by a floor, has its own individual external access, shares one or more party walls, and with each dwelling unit having its own separate patio garden and/or sharing a common courtyard.

3. The amendment of the definition of "Dwelling, Row Housing" in Section 3 (Definitions) of the Zoning By-law to read as follows:

"DWELLING, ROW HOUSING" means a block of at least two and not more than eight side by side family dwelling units, with each dwelling unit on a separate lot and attached to its neighbour at its side, and in which each family dwelling unit shall be separated from each other by a party wall.

4. The amendment of Section 5.1 (Designation of Districts) as follows:

- 1. RESIDENTIAL R
- Residential R1
- Residential R2
- Residential R3
- Residential R4
- Residential R5
- Residential R6
- Residential R7
- Residential R8

5. The addition of the following clause (clause (4)) to Section 6.10 (Minimum Floor Area for Dwelling Units):

(4) "No group housing dwelling shall contain less than 1200 square feet of floor area for each dwelling unit."

6. The addition of the following sub-clause (sub-clause (d)), Clause (5) to Section 6.14 (Fences):

(d) "In R8 Districts fences, walls or hedges not greater than 6 feet in height may be located anywhere on a lot."

7. The amendment of sub-clause (f), Clause (2) of Section 7.3 (Preliminary Plan Approval) to read:

(f) "In the case of apartment or group housing development proposals, the submission of either, at the choice of the applicant, a true-to-scale perspective or model, together with a detailed plan of landscaping and usable open space".

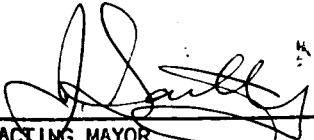
8. The addition of the following clause (clause (26)) to Section 800.4 (Required Off-Street Parking Spaces):

<u>Use</u>	<u>Required Parking Spaces</u>
(26) "Group housing dwellings"	"1.5 for each dwelling unit"

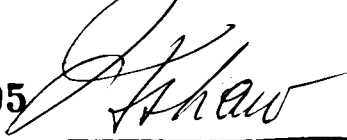
No one appeared in connection with proposed Text Amendment.

The meeting adjourned at 9:50 P.M.

Confirmed


ACTING MAYOR

Certified Correct

405 
MUNICIPAL CLERK