

APRIL 15, 1975

A Public Hearing was held in the Council Chamber, Municipal Hall,
4949 Canada Way, Burnaby, B.C. on Tuesday, April 15, 1975 at 7:30 P.M.

PRESENT: Mayor T. W. Constable, in the Chair
Alderman G. D. Ast
Alderman A. H. Emmott
Alderman D. A. Lawson
Alderman W. A. Lewarne
Alderman G. H. F. McLean
Alderman J. L. Mercier
Alderman V. V. Stusiak

ABSENT: Alderman B. M. Gunn

STAFF: Mr. M. J. Shelley, Municipal Manager
Mr. A. L. Parr, Director of Planning
Mr. James Hudson, Municipal Clerk
Mr. R. W. Watson, Deputy Municipal Clerk

The Public Hearing was held to receive representations in connection
with the following rezoning proposals:

- (1) FROM RESIDENTIAL DISTRICT (R3)
TO NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)

Reference RZ #3/75

Lot 7 S.E. Part, D.L. 11, Plan 3045

(8691 Armstrong Avenue - Located at the Northwest Corner of
Armstrong Avenue and Coldicutt Street)

*This proposal is to redevelop the existing grocery store and
complimentary dwelling unit.*

No one appeared in connection with this rezoning proposal.

- (2) FROM NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)
TO GENERAL INDUSTRIAL DISTRICT (M2)

Reference RZ #4/75

Pcl. A, Sk. 5573, Blk. 15, S. Pt., D.L. 74 N 1/2, Plan 2603

(2878 Douglas Road - Located on the Northeast Corner of Douglas
Road and Regent Street)

*This proposal is to rezone the subject property for the purposes
of constructing a warehousing facility.*

Mr. P. N. McConnachie, 1135 Eastlawn Drive, addressed the meeting and
advised that he was a realtor and owner of the property at the corner
of Norland Avenue and Douglas Road at the opposite end of the block
to the subject property. Mr. McConnachie further advised that on

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April 1 they had made an application for preliminary plan approval for the development of their property using the existing C1 zoning and that the applicant for the rezoning this evening was not aware of what Mr. McConnachie was proposing for the development until yesterday.

Mr. McConnachie stated that he was not here to oppose the proposed rezoning and has an open mind on it and it has both pros and cons.

Mr. McConnachie advised that he has held discussions with the applicant and suggested that perhaps the applicant would be well advised to ask the Council to table his request for rezoning for one month in order that the effected owners of the properties might come to a solution to the road access problem for that specific property. The applicant is here and Mr. McConnachie had a discussion with him and he indicated that he is willing to ask that his application for rezoning be tabled for one month.

Mr. Fredrick Pavan, #811 - 9502 Erickson Drive, then addressed the Hearing and stated that this whole block has created a problem for the District of Burnaby in that it is C1 and the District prefers it as M2. Mr. Pavan did not feel that Mr. McConnachie should suffer because he purchased his property as C1 and wants to develop it as C1 whereas Mr. Pavan bought his property as C1 to rezone it as M2 and felt that there was room for both of them. In response to a question as to whether he wished to proceed with the rezoning or to hold the same in abeyance, Mr. Pavan advised that yes, he wanted to proceed with the rezoning.

No one else appeared in connection with this rezoning proposal.

(3) FROM RESIDENTIAL DISTRICT (R5)
TO PARKING DISTRICT (P8)

Reference RZ #5/75

Lots 7, 8, 9, 10, Blk. 7, D.L. 121, Plan 1054

(4224 and 4228 Albert Street - Located on the South Side of Albert Street between Carlton and Madison Avenues)

This proposal is to develop the subject properties for customer and employee parking only for Eagle Motors Ltd.

Mr. R. F. Kuhn, 4223 Albert Street, then addressed the Public Hearing. Mr. Kuhn advised that of 21 owners on the block, 14 have signed the petition opposing this application and that the remaining owners are real estate people or absentee owners and, clearly the small home owners and the majority are not in favour of this rezoning application. Mr. Kuhn stated that objections to the proposed rezoning application are made for the following reasons:

Block 4200 Albert Street is completely residential. It consists of single family homes and one duplex. A block was excluded from future apartment development and the 1969 Community Plan of the Burnaby Planning Department, that is the north side, was excluded from future apartment development in the 1969 Community Plan of the Burnaby Planning Department as endorsed by Council and they agreed with this exclusion to preserve the residential character and quality of the block. The establishment of a parking lot in the block will spoil

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the appearance and character and violate Council's policy. The proposed interim zoning could exist for a great many years and be a blight on the 4200 block Albert Street.

The petition dated April 10, 1975 submitted by Mr. Kuhn contained some 25 signatures and advised that the petitioners being registered owners of property in the 4200 block Albert Street are not in favour of the proposed rezoning of Lots 7, 8, 9, 10, D.L. 121, Block 7, Plan 1054 from Residential District (R5) for the following reasons:

- (a) The parking lot proposed would not be compatible with the residential character of the block. The whole of the block comprises residences;
- (b) The parking lot would depreciate the value of residences in the block making sale of the property difficult;
- (c) Contrary to the observations made in the excerpt of the Planning Department Report dated March 17, 1975 attached to the letter mailed out to owners and occupants in the block, one of the houses, 4224 Albert, is a well maintained home with well kept grounds;
- (d) The Planning Department has no proposal for changes in zoning of the north side of the 4200 block from Residential District. Home owners on the north side, particularly, may have little hope of recovering their investment or present value as they may otherwise be able to do if the properties could be sold to apartment or condominium developers. There would be little incentive for home owners on either side of the block to maintain their homes, the result being the creation of a seedy appearing residential block.

Mr. Kuhn suggested that as an alternative to the proposed rezoning Eagle Motors Ltd. should investigate leasing the vacant I.G.A. lot which is already blacktopped, or that Eagle Motors Ltd. consider underground parking or place a second storey on their present premises, or consider relocating to Lougheed Highway or Douglas Road. Mr. Kuhn requested that the members of Council reject this rezoning application.

Mr. Abel Bernardino, 3924 Union Street, then addressed the Public Hearing and advised that he was the owner of the property situate at 4250 Albert Street and that he agreed with Mr. Kuhn's remarks and that the area is a beautiful spot for an apartment development but not for a parking lot.

Mr. T. B. Prentice, 3941 E. Hastings Street, then addressed the Public Hearing and advised that he was appearing on behalf of the owner of 2 lots namely Bosa Brothers Construction Ltd. Mr. Prentice advised that it was not correct that the balance of the owners in the block who had not signed the petition were real estate and absentee land owners. Mr. Prentice stated that it was the feeling of Council and the Planning Department for a number of years to change the face of North Burnaby particularly on the south side of Albert Street both from Albert Street itself to the lane and straight through to Hastings Street; Mr. Prentice further stated that it was

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the hopes of many of the people who are residents in the North Burnaby area and the land owners, that the area along those blocks will be developed similar to the hopes of the ones who live in the 3800 and 3900 blocks and he felt that the idea of Council was this is going to be an apartment area. On applications that have come in front of Council for the last number of years for property north of Albert Street they have refused but the general plan which as he understands the Community Plan is that eventually the zoning and construction of the block in which this property is located will be for apartment and it will join in with the general improvement area on Hastings Street. The parking lot will be suitably landscaped with shrubbery and hedges. Mr. Prentice stated that the two houses on the lots are in a bad state of repair and he did not know whether they were going to be fixed or not. The object of the owner at the moment in turning this into a parking lot is to do away with the two houses which are an eyesore to the area. Access to the parking lot will be from the lane. In response to a question Mr. Prentice advised that Mr. Bosa is selling the property but it is not sold as yet and agreed that there are options on it and that if the rezoning application went through then the property would be sold. In response to a further question Mr. Prentice advised that unless Mr. Bosa owns in another name he does not own any other property in this area.

Mr. J. E. Hoffman, 4237 Albert Street, then addressed the Public Hearing. Mr. Hoffman advised that he owns the two lots directly across the street from the property proposed to be rezoned and in his opinion he does feel that it is an eyesore in any way and that he has been in the area for the past 15 years and he has yet to see Eagle Motors get out and clean the side walk on their part of the 4100 block or pick-up any paper that may be there. It has been more of an eyesore to the people that live there than the properties that have been named. Mr. Hoffman further advised that the street is a narrow street and has not been built for any more traffic than what they have there now.

In reply to a question the Director of Planning advised that the proposal is that the parking lot would have access only from the lane. Mr. Hoffman advised that Eagle Motors Ltd. test their cars on Albert Street and some of the cars are parked for a period of two to three weeks. It was suggested that the Chairman of the Traffic Safety Committee take up with his Committee the matter of the long term parking on Albert Street.

Mr. J. S. Flannigan, 4216 Albert Street, then addressed the meeting. Mr. Flannigan advised that in reference to the comment that the lane was quiet there is a dry cleaning business in the middle of the 4200 block and the traffic is up and down the lane and that Eagle Motors Ltd. run up and down the lane and that his fence has been knocked over four times by employees coming out of the Eagle Motors Ltd. property. Mr. Flannigan completed his remarks by advising that they do not want Eagle Motors Ltd.

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Mrs. May Jaeger, 7545 Whelen Court, then addressed the meeting and advised that she uses the Bank of Commerce at the corner of Hastings Street and Gilmore Avenue and there is no way you can get down that lane and that either Eagle Motors Ltd. is coming at her with their test cars or they are parked all over the lane and their shop has their half wrecks sitting out on the lane and there should not be any more traffic on that lane whatsoever.

Mr. P. E. McNeill, 7063 Golden Street, then addressed the meeting and advised that he is representing Jacobson Andersen Realty (1971) Ltd. and Henderson Investments Ltd. and that number 24 is the nicest house on the street being a little no basement bungalow and that the other house has not been painted for over 40 years. Mr. McNeill believed that they could put in the area of 120 cars on the four properties. Mr. McNeill advised that he had tried to drive away from his office yesterday and got stuck in the lane for 5 solid minutes by a tow truck from Eagle Motors Ltd. Mr. McNeill stated that there is non stop traffic in the lane and that there are also quite a number of small children in the lane which nobody has mentioned and he did not know whether the parking would improve the district or not but it will cause a terrible traffic jam. Mr. McNeill concluded his remarks by advising that we oppose quite strongly the proposed rezoning.

In reply to the question as to whether Eagle Motors Ltd. is required to have off street parking and are they performing on that within their present site, the Director of Planning advised that he thought that Eagle Motors Ltd. were not complying with the by-law at the present time at the present site but the only way the Planning Department could bring them up to any standard is when they do add as you cannot go back and ask them to provide parking for their original development. The Director of Planning stated that to actually answer the question he will have to survey it and find out exactly how many cars they have. The Director of Planning stated that he would carry out this survey.

Mr. S. K. Islaub, General Manager, Eagle Motors Ltd. then addressed the meeting and advised he had been there since 1961. Mr. Islaub advised that they are not interested in expanding Eagle Motors Ltd. eastward and that all they would like to know is what is going to happen and that so far there has been nothing happen in 8 years about high density development except certain areas have been blocked from putting up two and three-storey buildings because the plan calls for six or seven storeys. The people have not been able to sell their properties and nothing has happened. They, Eagle Motors Ltd., are trying to protect their position as business people. Eagle Motors Ltd. has 7 acres on Byrne Road which is zoned properly and they are prepared to develop it. They have storage areas there and body shop areas there and they are prepared to go ahead on this.

Mr. Islaub advised that Eagle Motors Ltd. application is a temporary situation and that it is part of an assembly deal and what they are proposing might be only a one-year or a two-year situation. Mr. Islaub advised that they can park 40 cars at the most not 120 as has been mentioned and that Eagle Motors Ltd. is not the sole instigator of the lane traffic. Mr. Islaub stated they have 120 people working for their place and a lot of those people work in Burnaby and they are very concerned with the future of Eagle Motors Ltd.

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In response to a question Mr. Islaub advised that the parking lot will provide 40 stalls for customers and employees parking and the customers now park on the premises and they have approximately 120 employees on staff divided amongst two shifts.

At 8:45 p.m. His Worship the Mayor, T. W. Constable retired from the Council Chamber and Alderman G. H. F. McLean as Acting-Mayor for the month of April assumed the Chairmanship of the meeting.

No one else appeared in connection with this rezoning proposal.

(4) FROM SERVICE COMMERCIAL DISTRICT (C4)
TO NEIGHBOURHOOD COMMERCIAL DISTRICT (C1)

Reference RZ #8/75

Lot 98, Grp. 1, D.L. 30, Plan 44920

(7487 Edmonds Street - Located at the Southwest Corner of Edmonds Street and Mary Avenue)

This proposal is for the rezoning of the above described property in order to locate retail services not allowed in the C4 zoning, thereby fully servicing the daily and occasional shopping needs of the local area.

Mr. N. A. Neville, residing at 8375 Nelson Avenue then addressed the Public Hearing Meeting and advised that he owns the Vista Plaza at the corner of Mary Avenue and Edmonds Street and that the purpose of the rezoning is to permit them to have the kind of tenants in the Plaza that would serve the needs of the immediate neighbourhood and more particularly the senior citizens of the New Vista Society. Their interest is in providing a pharmacy in the Plaza and that pharmacy does not fit the present zoning and beyond that retail uses that may better serve the large population that are there as next door neighbours.

By letter dated April 2, 1975 Mr. Neville had previously advised the Municipality that they agreed in principle with the prerequisites listed in the District of Burnaby letter of March 24, 1975 and to this end they have had two preliminary discussions with a staff member of the Planning Department and have a tentative "on-site" meeting with this staff member scheduled for April 7 and in addition they would like to also appear before Council at the Hearing on April 15 to more fully explain and answer any queries.

No one else appeared in connection with this rezoning proposal.

(5) FROM DRIVE-IN RESTAURANT DISTRICT (C7) AND RESIDENTIAL DISTRICT (R5)
TO SERVICE COMMERCIAL DISTRICT (C4)

Reference RZ #9/75

Lot 18, Blk. 2, D.L. 29, Plan 3035

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(7585 Kingsway - Located on the Western side of Kingsway approximately midway between 14th Avenue and Stride Avenue)

This proposal is for the rezoning of the above described property to allow the development of an Automobile and Truck Rental Agency.

No one appeared in connection with this rezoning proposal.

(6) FROM RESIDENTIAL DISTRICT (R1)
TO RESIDENTIAL DISTRICT (R8)

Reference RZ #10/75

Lot 185, D.L. 85, Plan 46306, Portion of Pcl. A, Ref. Pl. 9998,
Blk. 4, D.L. 85, Plan 3322

(5380 and 5460 Sperling Avenue - Located on the East Side of Sperling between Buckingham Avenue and Haszard Street)

This proposal is for the purpose of developing a 24-unit condominium project consisting of detached dwelling units on a 6.15-acre net site according to the R8 Group Housing District.

Reference was made to correspondence which had been circulated to the members of Council prior to the commencement of the meeting which advised that in connection with the proposed rezoning for 5380 and 5460 Sperling Avenue, located on the east side of Sperling Avenue between Buckingham Avenue and Haszard Street, that many residents have signed a petition indicating opposition to the proposed rezoning. However, due to Easter Holiday and the mail slow down, residents have received very short notice and had been unable to collectively organize their concerns. It would, therefore, seem appropriate that residents have sufficient time to assess the impact of this proposal on the facilities, natural surroundings and quality of life in the area, and further to suggest a possible alternative. To this end, a small group of area residents are proposing the following:

This evening's meeting

- (a) Speakers will briefly and preferably once only touch on major areas of concern.
- (b) A request from the floor to table the hearing.
- (c) A meeting of residents - to prepare concerns and suggestions for a later hearing.

Place: Buckingham School Gym.,
6066 Buckingham Drive.

Time: Monday, April 21, 1975
at 7:30 P.M.

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It was the consensus of opinion of the Members of Council that they should hear the developer this evening.

In response to a question the Director of Planning stated that the developers propose a 24-unit condominium whereas the Planning Department feels that 23 is more appropriate following recent discussions held with the developers because of the sizing of the units and the desirability of having a bit more space for a community facility.

Mr. Leon Rudiman then addressed the meeting and advised that he was representing Mr. R. E. Hulbert, the Design Architect, and by means of an overhead projector and screen Mr. Rudiman displayed and spoke to various photographs depicting the proposed development which showed homes grouped around a courtyard in a park like environment.

Mr. R. E. Hulbert also addressed the meeting and showed scenes depicting the proposed grouping of the condominium project and the proposed layout on the site of the 24 homes in relation to the streets concerned. The developers presented a brief to the meeting presenting a proposal for the development of single family residences in the form of a planned community and advised that by utilization of this particular type of planning proposed it would be possible to preserve the desirable characteristics while accomplishing the desired goal of providing quality housing. The proposed plan allows the developers to conserve the natural water course and desirable existing trees and the homes are designed to maintain the integrity of the site characteristics and provide a true spaciousness, livability and harmony with the out-of-doors. Landscape Architect is J. Philips B.L.A. B.C.S.L.A. and the Engineer is W. Hobden, Professional Engineer. The brief advised as to the design; landscape considerations; engineering; technical data; address; size of property; parking - being a required ratio of 1.7 spaces per unit and a provided ratio of 2.5 spaces per unit; communal facilities - being a swimming pool, cabana and a playground; site coverage - allowable 30%, provided 12.84%; open space - required 12,000 square feet, provided 125,000 square feet; density - allowable 4.5 units per acre, provided 3.9 units per acre.

Mrs. May Jaeger, 7545 Whelen Court, then addressed the meeting and enquired as to why the neighbouring property owners were not advised of the Public Hearing this evening. Alderman McLean, as Chairman of the meeting, advised as to the statutory and by-law requirements that must be complied with in connection with a rezoning application. Mrs. Jaeger was of the opinion that this was a drastic change from R1 to R8 zoning and same did not seem feasible. Mrs. Jaeger stated that they do not want a large cluster of homes and that the Buckingham School is already over-crowded.

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Mr. Cal Rosen, 5533 Buckingham Avenue, addressed the meeting, advised that he is a Professional Engineer and that he will confine his remarks to the Planning Department Report. Mr. Rosen advised that the water course is not on the property which is before Council for rezoning this evening but is on his property and his neighbour's property. The creek is not fenced and the Municipality has an easement over same. Many trees have already been removed and blasting has created damage to his residence and some flooding has occurred and there is no regard for the noise by-law.

The Water Rights Branch is aware that the developer has installed a culvert too small and they will ensure that the creek is maintained. Mr. Rosen was of the opinion that the reasons for the application is to obtain maximum density at a minimum cost to the developer and any savings will accrue to the developer and recommended that this project be dropped. The Director of Planning advised that there has been a tentative approval of a subdivision creating 17 lots and that the plan is to retain the creek.

Mr. Edward Whittaker of The H. A. Roberts Group Ltd., advised that they would like to know in reference to the blasting on the property as they were not aware of same and that they are cooperating with the Provincial Water Rights Branch in reference to upgrading the creek and the people on the property last week were not the developers or any of the sub trades.

Mr. T. Riemersma, 6680 Deer Lake Drive, then addressed the Public Hearing and questioned as to the traffic situation and as to who guarantees the 24 units. The Director of Planning advised there will be on cluster on the Sperling side comprised of 6 or 7 units.

Mr. Riemersma advised that at the present time a great number of people are turning in his drive-way and the situation will be worsened by this development.

Mr. P. R. Atkinson, 5737 Buckingham Avenue, advised that he was not against cluster housing or offended by the word condominium but doubted that the proposal is one that will enhance the Municipality. The practical application and topography preclude the actual creation of lots buildable. There is a blind spot at Buckingham Avenue which has already been the scene of many traffic accidents. In response to the question as to his opinion of the tentatively approved 17 lots subdivision plan versus the 24 buildings as proposed by this development Mr. Atkinson advised that the 17 units are only theoretically possible if smaller homes were built on large lots.

Mr. J. C. Ryan, 7675 Haszard Street, then addressed the Hearing and advised that he was very much against the proposal and submitted a petition bearing some 146 signatures which petition advised that the petitioners opposed the acceptance of the rezoning application from R1 to R8 at 5380 and 5460 Sperling Avenue by The Corporation of Burnaby for the following reasons:

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- (1) The proposed development will not be in keeping with the surrounding new developments and will result in a general downgrading of the area;
- (2) The residents in the area wish to deal with their neighbours on an individual rather than group basis;
- (3) The proposed communal facilities will result in a focal point for noise, traffic, et cetera;
- (4) The type of development will result in severe crowding and extra facility requirements at Buckingham School;
- (5) The proposed development will further add to the congestion already experienced by the residents during the months of May to September caused by the influx of non residents using Deer Lake Park.

Carol Jones, 6131 Buckingham Avenue, then addressed the meeting and advised that she was opposed to the rezoning but did not sign the petition as she did not agree with the wording contained in same. Carol Jones expressed concern in reference to the waterway and advised that the Municipal Environmental Department were not decided as to whether it was best to keep waterways open or closed and that this point should be considered. The meeting was advised that the Council has the policy of leaving watercourses open whenever it is possible. Carol Jones suggested that it would be desirable to provide fewer homes in the area and leave a wider area for the creek as existed back of the Buckingham School where the creek has a wide area to flow through.

Mr. Herbert Krebs, 5680 Buckingham Avenue, then addressed the meeting and expressed concern with reference to the traffic situation on Buckingham Avenue and stated that nothing has been done since a discussion was held some four years ago in reference to this subject matter, and that this development if proceeded with will increase the traffic problem.

Gail Bell, 7629 Clayton Avenue, then addressed the Public Hearing and requested that in accordance with what Alderman Emmott had suggested that there be an adjournment of this matter in order that the citizens who have not had the chance to put together a brief or to think about the question have a chance to speak at a future meeting.

MOVED BY ALDERMAN EMMOTT:

SECONDED BY ALDERMAN MERCIER:

"That with respect to this issue only that, the Public Hearing be adjourned for a period of two weeks until Tuesday, April 29, 1975 in the Burnaby Municipal Hall Council Chamber at 7:30 o'clock in the afternoon."

CARRIED UNANIMOUSLY

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(7) FROM HEAVY INDUSTRIAL DISTRICT (M3)
TO AGRICULTURAL DISTRICT (A1)

Reference RZ #11/75

Lot 4, D.L. 155A, Plan 1249

(7450 Meadow Avenue - Located on the East Side of Meadow Avenue between 14th Avenue and 17th Avenue)

This proposal is to provide for the further advancement of the Big Bend Development Plan.

No one appeared in connection with this rezoning proposal.

(8) FROM COMPREHENSIVE DEVELOPMENT DISTRICT (CD)
TO AMENDED COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #19C/73

Lots 68 and 69, D.L. 81, Plan 46739

(4725 and 4775 Village Drive - Located in the area bounded by Wayburne Drive, Village Drive in Greentree Village)

This proposal is to amend the original adopted by-law to allow relocation and redesign of the communal facilities building and the retail facilities within the site.

The architect involved briefly advised the meeting that by means of the sketch plan on display this evening he would show two people out in the hall way what the proposal would look like.

No one else appeared in connection with this rezoning proposal.

(9) FROM TOURIST COMMERCIAL DISTRICT (C5)
TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

Reference RZ #13/75

Lot 19 Except Parcel "A", Explanatory Plan 12407, Block 4, D.L. 125, Plan 3520

(5429 Lougheed Highway - Located on the North side of Lougheed Highway 458 feet East of Springer Avenue)

This proposal is for the development of a motel on the subject property.

Mr. W. R. Rhone advised that he was the Architect for the project and was here prepared to supplement the drawings and the scale model and to answer any questions that might be asked.

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Mrs. Jean De Verheyen, 5645 E. Broadway, then addressed the meeting and advised that they were not against the development but just wanted some reassurances and a little bit more information because of where they live and how it will affect them. Mrs. De Verheyen then made reference to correspondence dated April 13, 1975 addressed to the Members of the Council and containing therein some 17 signatures advising that as residents on Broadway Street between Holdom Avenue and Springer Avenue they are expressing their concerns over the rezoning of the property at 5429 Loughheed Highway and request that the buildings and parking lot, as seen from Broadway, do not in any way detract from the residential concept that is now in existence. That a sign not appear on Broadway - ever. That the landscaping be in keeping with the existing developments. That they hope the Council will realize how concerned the residents on Broadway are and how promises from developers regarding landscaping and quality of construction have not always been realized.

Mr. Rhone then displayed sketch plans, drawings showing the profile and the landscaping scheme plus a model of the proposed development. In response to a question Mr. Rhone advised that a lot of trees within the project will have to go in order that the development can be constructed but there will be lawn and the planting of trees outside the property lines, there will be no restaurant and there will be one sign which will be a low key type, non illuminated within the Broadway entrance.

No one else appeared in connection with this rezoning proposal.

MOVED BY ALDERMAN LEWARNE:

SECONDED BY ALDERMAN MERCIER:


"That, with the exception of Item #6 being a Rezoning Application from Residential District (R1) to Residential District (R8) covering Lot 185, D.L. 85, Plan 46306, Portion of Pcl. A, Ref. Pl. 9998, Blk. 4, D.L. 85, Plan 3322, being 5380 and 5460 Sperling Avenue and bearing Rezoning Reference #10/75, this Public Hearing be now terminated."

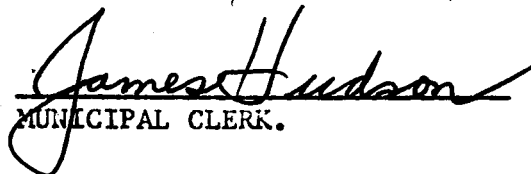
CARRIED UNANIMOUSLY

The meeting was terminated at 10:35 P.M.

CONFIRMED:

CERTIFIED CORRECT:


MAYOR


MUNICIPAL CLERK.

JH/lc