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ZONING COMMITTEE

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ZONING COMMITTEE MEETING OF 4th AUGUST, 1942.

A meeting of the Zoning Committee of the Vancouver Town Planning Commission was held in the Board Room, 309 Royal Trust Building, 626 West Pender Street, Vancouver, B.C., on Tuesday, 4th August, 1942, at 11:00 o'clock A.M.

Present: Mr. H.V. Jackson, (Chairman); Messrs. E.G. Baynes, Earl M. Bennett, Joseph Briggs, F.N. Hamilton and Mr. W.R. Owen; Mr. A.J. Harrison, Secretary of Zoning Matters, City Hall, and Miss F.M. Ross, Acting-Secretary.
Mr. F.E. Buck was also present upon invitation.

1). Three-Storey Multiple Dwelling area, lying between Cambie and Yukon Streets, north of the lane north of 7th Avenue.

On 19th March last the Commission had recommended to the Council that the zoning classification of the above area be changed to a Six-Storey Light Industrial District. The Building Department had notified all the owners concerned of the proposed change in zoning, and at the last meeting of the Commission Mr. Harrison had presented the meeting with a summary of the replies, as follows:

Number of lots	208	
Lots owned by city	11	$5\frac{1}{4}\%$
Replies in favour	54	26%
Replies not in favour	47	$22\frac{3}{4}\%$
No replies	91	$43\frac{1}{2}\%$
Returned	5	$2\frac{1}{2}\%$

In view of the large percentage of replies not favouring the suggested change, it was felt that the Commission should augment its letter of 19th March with a list of definite reasons favouring the change.

After some discussion, it was

Moved by Mr. Buck THAT the Chairman appoint a small sub-committee to survey the district and report back
Seconded by Mr. Briggs to the full Committee. CARRIED.

Mr. Jackson appointed Messrs. Harrison and Owen to work with him on this survey.

2). Request of Mr. R.R. Orr for the creation of Multiple Dwelling areas on the outskirts of the City.

A letter dated 13th April, 1942, was read from Mr. R.R. Orr requesting the creation of Multiple Dwelling areas at the following places:

Vacant corners on Dunbar Street
Portions of 4th Avenue
Portions of Broadway
Oak Street, south of 25th Avenue
University Endowment Lands, near 10th Avenue.

After some discussion, it was

Moved by Mr. F.N. Hamilton
Seconded by Mr. Buck

THAT a letter be written Mr. Orr, pointing out that several years ago multiple dwelling areas were created on 4th Avenue and that recently, upon recommendation of the Commission, portions of Broadway were re-zoned, and are available, for multiple dwelling use; and that, the Committee feels there is no demand at the present time for multiple dwelling districts in the other areas mentioned by Mr. Orr. CARRIED.

3). Dominion Bureau of Statistics - Housing Standards Map

A letter dated 22nd July, 1942, was read from Mr. H.F.

Greenway, of the Housing Census Branch of the Dominion Bureau of Statistics. Mr. Greenway, when visiting Vancouver recently, had left with the Commission a map of Vancouver, broken up into areas which, he said, had previously been considered useful for the analysis of census and other social data. He now requested the Commission's opinion as to:

- (a) Whether the subdivisions shown on the map are significant for the purpose of housing analysis.
- (b) Whether the shading on the map is a reliable indication of the standard of housing.
- (c) Whether his Department's definition of "sub-Standard" is completely satisfactory.
- (d) The consistency of census enumerators in evaluating the need for housing repairs.

Mr. Harrison stated that the basic plan referred to was made and organized by a sub-committee of the Vancouver Council of Social Agencies, in conjunction with certain public utility companies, etc. It was hoped that eventually the districts outlined on the plan would be subdivided into smaller districts, so as to form the basis of all reports concerning population, social conditions, etc., but this latter subdivision had never been carried out.

The shading presumably, had been done by Mr. Greenway's Department, the percentages of sub-standard housing in the various districts being based on the answers to the questions asked by the enumerators, during the taking of the 1941 Dominion census.

It was finally

Moved by Mr. Buck
Seconded by Mr. Baynes

THAT the matter be left with Messrs. Jackson and Harrison for reply. CARRIED.

4). Housing

The matter of unsanitary conditions existing in houses owned by Japanese and others in the area generally known as "Japtown", was reported by Mr. F.N. Hamilton and referred to this Committee at the last meeting of the Commission.

After some discussion, it was

Moved by Mr. Bennett
Seconded by Mr. Owen

THAT a letter be written the Building, Civic Planning & Parks Committee of the Council, suggesting that in the opinion of the Commission, this is an opportune time to clean up housing conditions in what is generally known as "Japtown", and urging that it be done. CARRIED.

5). Housing - conversions

The Chairman drew attention to the press report of 16th July last, wherein it stated that a sub-committee of the House of Commons Committee on War Expenditures recommended, among other things, a plan of loans for financing conversion of large old single-family homes into two and three-family apartments.

After some discussion, it was

Moved by Mr. Briggs
Seconded by Mr. F.M.
Hamilton

THAT, the Commission, realizing the tremendous demand which will be created for the conversion of old large houses into two and three-family dwellings, recommends that the City do everything in its power to ensure that such conversions will be confined to those districts set aside for that purpose under the Zoning By-law, and a letter, to this effect, accompanied by a memorandum to be sent to the City Council. CARRIED.

6). Study of result of Public Hearings held on Commission's Zoning Survey.

The Secretary presented a report, listing the recommendations for re-zoning which had been made to Council after the Commission had completed its Zoning Survey, and showing what action Council had taken in each case.

Owing to the lateness of the hour, it was

Moved by Mr. Bennett
Seconded by Mr. F.M.
Hamilton

THAT the report be held over for consideration at a future meeting. CARRIED.

The meeting adjourned at 12:10 o'clock P.M.

Acting-Secretary