

ITEM	22
MANAGER'S REPORT NO.	41
COUNCIL MEETING	1979 06 11

RE: PETITIONS FROM RESIDENTS ON MALVERN AVENUE
REQUEST FOR REZONING MALVERN AVENUE BETWEEN BURRIS AND MORLEY STREETS

Following is a report from the Director of Planning on a request which has been received from a number of petitioners for the rezoning of a portion of Malvern Avenue.

RECOMMENDATIONS:

1. THAT the recommendation of the Director of Planning be adopted; and
2. THAT a copy of this report be sent to the petitioners.

* * * * *

PLANNING DEPARTMENT
1979 JUNE 05

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REQUEST FOR REZONING
6100-6200-6300 MALVERN AVENUE

RECOMMENDATION:

1. THAT Council authorize the Planning Department to conduct a more detailed examination of the general area in which the concerned citizens live with a further report to be submitted in the near future.

REPORT

1.0 INTRODUCTION

Appearing on the 1979 June 11 Council Agenda is a letter from Mr. and Mrs. D. Chow accompanied by a petition from some of the residents of Malvern Avenue who have requested Council consideration of rezoning properties on Malvern Avenue between Burriss and Morley Streets from the present R5 Residential District to a designation that restricts development to single family dwellings.

ITEM	22
MANAGER'S REPORT NO.	41
COUNCIL MEETING	1979 06 11

PLANNING DEPARTMENT - 1979 June 05
 REQUEST FOR REZONING
 6100-6200-6300 MALVERN AVENUE - Page 2

217

2.0 GENERAL DISCUSSION

2.1 As illustrated on the attached zoning sketch, the area in which the concerned residents live is presently zoned R5 Residential which permits single family as well as two family (duplex) dwellings. At the present time, the majority of properties in this area are occupied by single family dwellings most of which are well-maintained. However, there are several older single family homes occupying lots that could support duplex uses upon demolition and redevelopment. The subject area is also situated immediately adjacent to Buckingham Heights, a newly developed R1 Residential area where numerous large and expensive homes have recently been constructed.

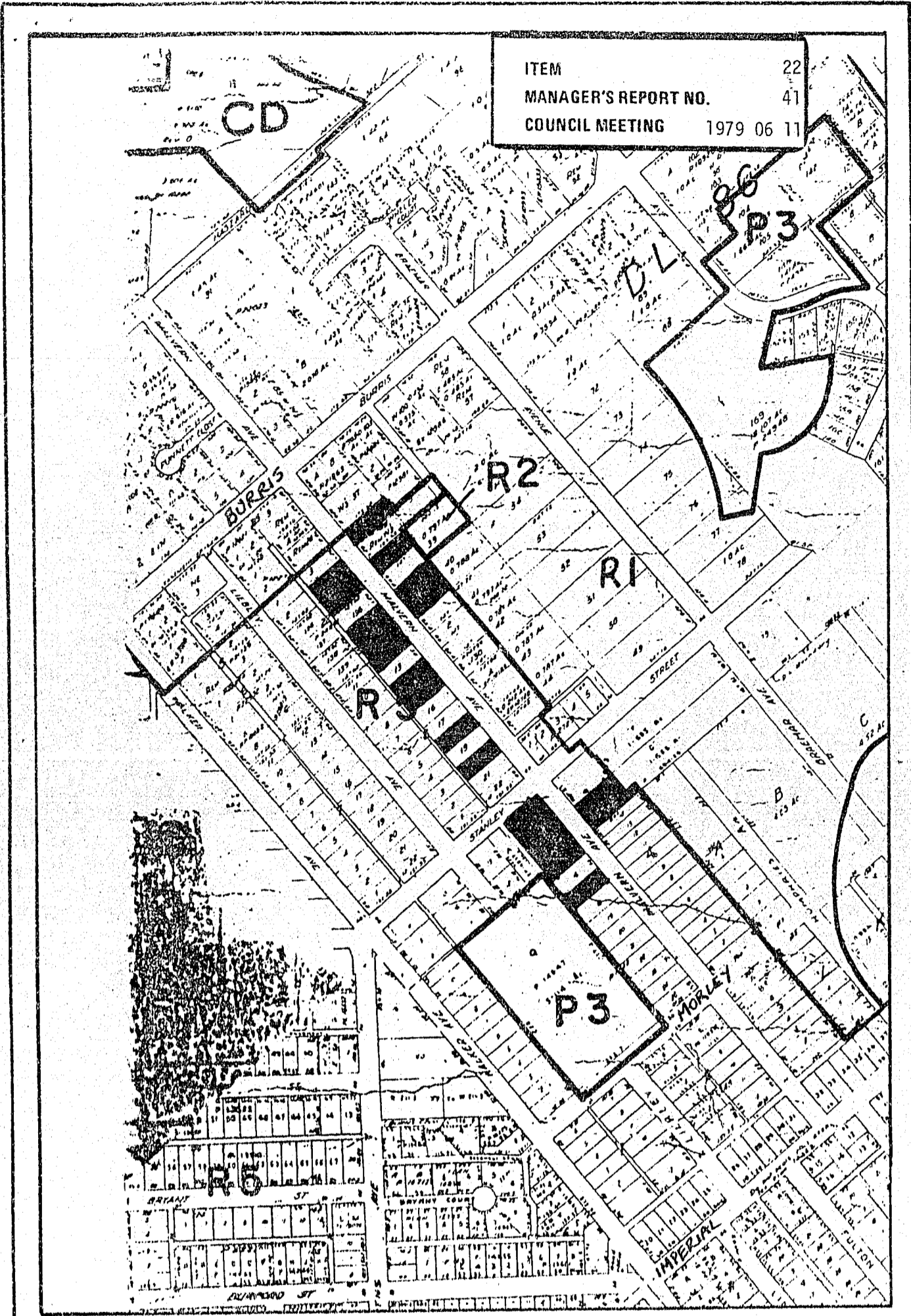
2.2 Consistent with the objectives of the Zoning Bylaw and the policy of Council, the stability of established residential areas is intended to be preserved wherever possible. In this particular instance, the prevailing R5 designation could foreseeably result in the introduction of duplex development in an area that is predominantly occupied by single family units. In this regard, duplex development could be viewed as a threat to the area's stability.

2.3 Although the view expressed by the petitioners represents less than one-third of the residents of the area described, the Planning Department is of the opinion that the concerns are worthy of consideration. In this regard, it would be appropriate to examine the situation in more detail and perhaps expand the study area to obtain a comprehensive understanding of this residential enclave in general. It is therefore recommended that Council authorize the Planning Department to conduct a more detailed examination of the general area in this vicinity with a further report to be submitted in the near future.


 A. L. PARR
 DIRECTOR OF PLANNING

AP
 PDS:11
 Attachments


LO



Date
1979 JUNE


Scale
1:4800

Drawn By

 Burnaby Planning Department

ZONING SKETCH

218

 RESIDENCES OF PETITIONERS
MALVERN AVENUE

