

ITEM 13
MANAGER'S REPORT NO. 40
COUNCIL MEETING 1981 09 08

RE: LETTER FROM MR. & MRS. CHI CHEN,
5765 HARDWICK STREET, BURNABY, B.C. V5G 1R3
MALVERN AVENUE BETWEEN BURRIS & IMPERIAL STREET
PETITION TO REZONE THE AREA FROM R5 TO R3

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

* * * * *

TO: MUNICIPAL MANAGER PLANNING DEPARTMENT
FROM: DIRECTOR OF PLANNING 1981 SEPTEMBER 01
SUBJECT: Malvern Avenue between Burris & Imperial Street
Petition to rezone the area from R5 to R3

RECOMMENDATION:

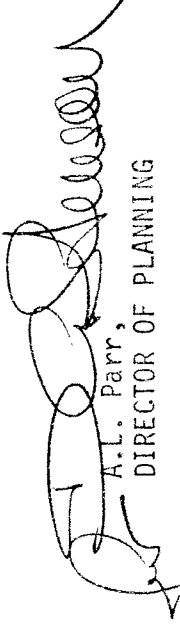
1. THAT Council approve in principle the rezoning of the Malvern Ave. area from R5 Residential District to R3 Residential District and request that a formal rezoning application be initiated to be the subject of a further rezoning report to be considered along with the next series of rezoning applications for referral to a Public Hearing.
2. THAT a copy of this report be sent to those property owners whose names appeared on the petition presented to Council on 1981 August 24 and also those whose correspondence appears on the Agenda of 1981 September 08.

REPORT

Appearing on the 1981 August 24th Council Agenda was a delegation and petition from some of the property owners on Malvern Ave. requesting that their area be rezoned from R5 Residential District to R3 Residential District (refer to attachment #1). Council will also refer to the letter appearing on the present Agenda from Mr. and Mrs. Chen of 6007 Malvern Ave. who oppose the requested rezoning.

1.0 GENERAL COMMENTS:

- 1.1 The Planning Department advises that the above referenced delegation and petition is the result of the concerns expressed by the Malvern Ave. area residents regarding their desire to retain the existing single family residential character of their neighbourhood. The subject area is presently zoned R5 Residential District which permits both single family and two family development and possesses numerous sites that meet the technical eligibility requirements to be considered for rezoning to R9 for small lot development. In this regard, a new two family dwelling was recently constructed at 6116/6118 Malvern Ave. and an R9 rezoning request was considered by Council and rejected at 6150 Malvern Ave. (refer to attached sketch).
- 1.2 The Planning Department recognizes the concerns of the area residents and the need for preserving the character of this and other residential areas of the Municipality where, notwithstanding the existing single family development pattern, the prevailing R4 or R5 zoning permits two family development and the potential for R9 development subject to rezoning.
- 1.3 In view of the foregoing information, it would therefore be appropriate at this time to respond to the concerned residents of the Malvern Ave. area by initiating a formal rezoning request in order for Council to deal with these concerns in the proper manner. It would therefore be appropriate for Council to approve in principle the rezoning of the area to R3 Residential District and submitting the matter to a Public Hearing by requesting that the Planning Department prepare the necessary rezoning report to be considered along with the next series of applications.

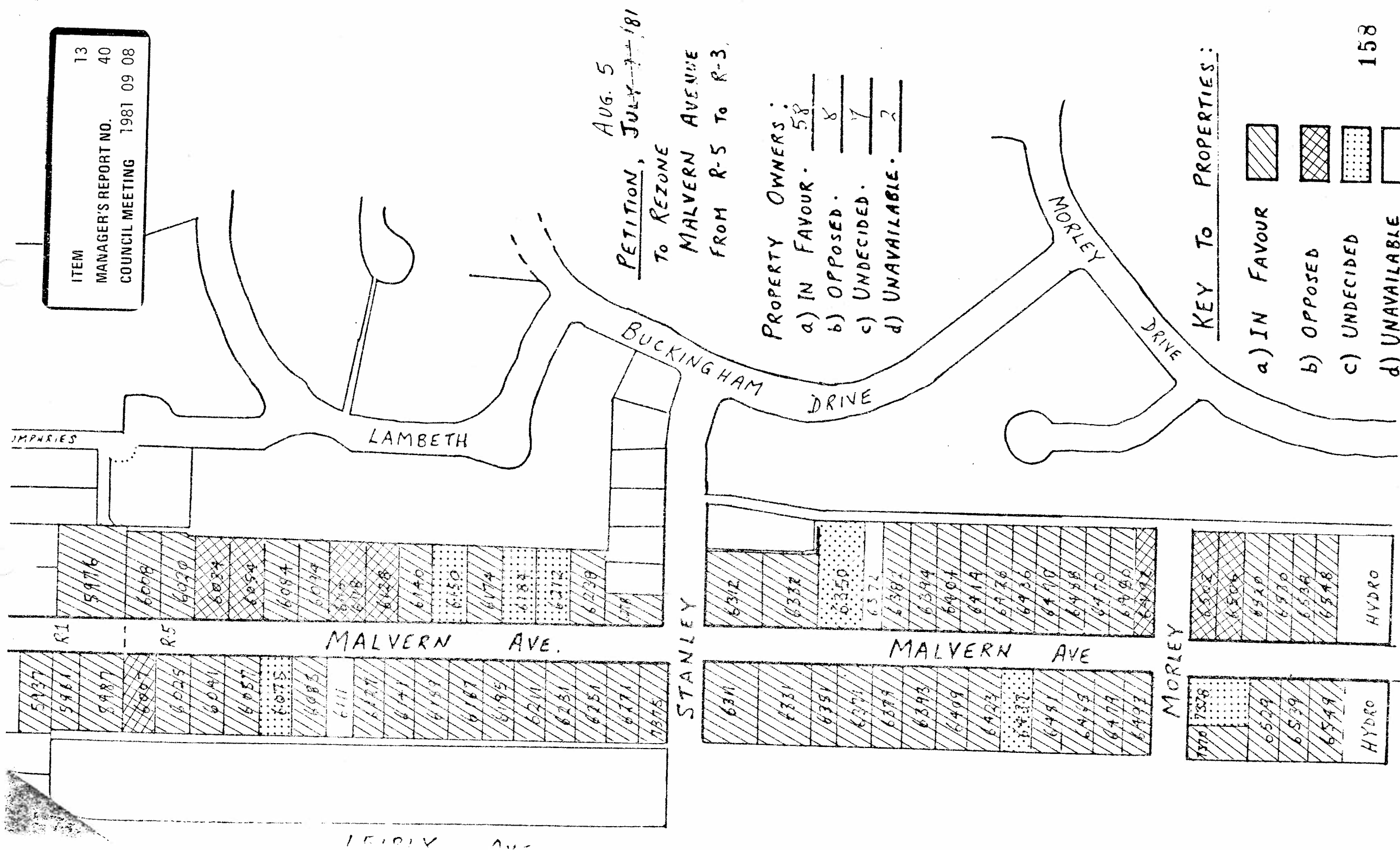


A.L. Parr,
DIRECTOR OF PLANNING

PDS:bi

Attachment

ITEM 13
 MANAGER'S REPORT NO. 40
 COUNCIL MEETING 1981 09 08



AUG. 5
 PETITION, JULY 7-181
 TO REZONE
 MALVERN AVENUE
 FROM R-5 TO R-3.

PROPERTY OWNERS:
 a) IN FAVOUR. 58
 b) OPPOSED. 8
 c) UNDECIDED. 7
 d) UNAVAILABLE. 2

KEY TO PROPERTIES:
 a) IN FAVOUR
 b) OPPOSED
 c) UNDECIDED
 d) UNAVAILABLE

