

ITEM 11
MANAGER'S REPORT NO. 71
COUNCIL MEETING 87/11/16

RE: PROPERTIES FRONTING ON IMPERIAL STREET
BETWEEN WALKER AVENUE AND CANADA WAY

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1987 NOVEMBER 06

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: PROPERTIES FRONTING ON IMPERIAL STREET
BETWEEN WALKER AVENUE AND CANADA WAY

RECOMMENDATION:

1. THAT Council authorize the advancing of a rezoning application for the subject properties from R5 Residential District to R3 Residential District and direct that a rezoning bylaw be prepared and advanced for First Reading on 1987 November 23 and to a Public Hearing on 1987 December 15 at 7:30 p.m.

REPORT

1.0 REZONING PURPOSE AND SUMMARY:

In light of the significant resident concern expressed earlier this year over preserving the stability and character of this predominantly single-family area, the analysis presented in previous reports in connection with rezoning reference #88/87, and recent direction from Council in this matter, the Planning and Building Inspection Department would consider it appropriate to rezone the subject properties to the R3 District. The subject properties are an integral part of the larger area described in previous reports on the rezoning of the area roughly bounded by Canada Way, Elwell Street, Walker Avenue, Morley Street, and the R5 zoning boundary abutting the properties along Liebly Avenue and the rear lot line of the properties along Imperial Street and thus, should also be rezoned to the R3 Residential District in order to retain the general character of this neighbourhood.

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2.0 BACKGROUND INFORMATION:

- 2.1 On 1987 July 13, this Department recommended to Council that the area roughly bounded by Canada Way, Elwell Street, Walker Avenue, Morley Street, and the R5 zoning boundary abutting the properties along Liebly Avenue and the rear lot line of the properties along Imperial Street, but excluding a number of properties on, or adjacent to Hershram Avenue be rezoned from R5 Residential District to R3 Residential District. At that time, Council adopted the recommendations of the Director Planning & Building Inspection and forwarded a rezoning application (R.Z. #88/87) to a Public Hearing on 1987 August 25.
- 2.2 Subsequent to this, the rezoning bylaw amendment was given First Reading on 1987 July 27 and Second Reading on 1987 September 8.
- 2.3 On 1987 September 21 the rezoning bylaw amendment was given Third Reading. At that time Council directed this department to delete the properties which front on Imperial Street, Canada Way, Noelani Place and Koala Court from the rezoning (R.Z. #88/87). (Refer to attached sketches #1 and 2). The rezoning bylaw then received Reconsideration and Final Adoption, as amended, on 1987 September 28.

- 2.4 On 1987 October 13, Council was advised that changes to the previous area rezoning (R.Z. #88/87) dealing with the properties on Imperial Street would be dealt with through a new rezoning application. At that time this department was advised that Council wished to see the properties along Imperial Street advanced for rezoning to the R3 Residential District.

3.0 SITE OBSERVATION:

The subject properties are primarily occupied by single-family dwellings, the majority of which are in good condition and are generally in the 25 - 40 year range. Imperial Street is classified as a Major Residential Collector in the 1979 Comprehensive Transportation Plan and is constructed to a full standard.

4.0 GENERAL DISCUSSION:

- 4.1 The subject properties are considered to be part of the overall subject area described in the previous area rezoning report, with Canada Way, Elwell Street, Walker Avenue and Malvern park roughly providing the most appropriate boundaries. The subject properties now represent an R5 Residential District strip within an R3 zoned area, which would thus allow Imperial Street to develop a residential character of its own, separate from that of the adjacent residential neighbourhood.
- 4.2 The proposed rezoning would involve a potential 84 properties. The properties west of Imperial at Canada Way are included, as they observe a fronting condition on Imperial, whereas the property immediately south of Canada Way, east of Imperial is excluded as its frontage is on Canada Way. The proposed rezoning also includes three properties that were not included in the previous area rezoning (R.Z. 388/87), which are located at 6558, 6568 and 6569 Malvern Avenue. All three properties are owned by B.C. Hydro and should continue to reflect the prevailing zoning in this area.

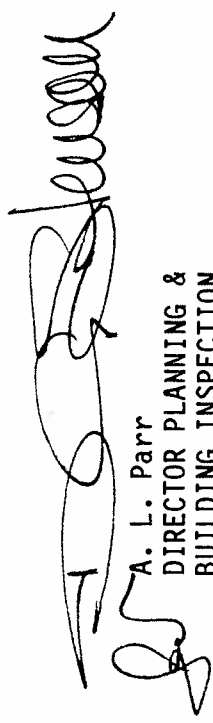
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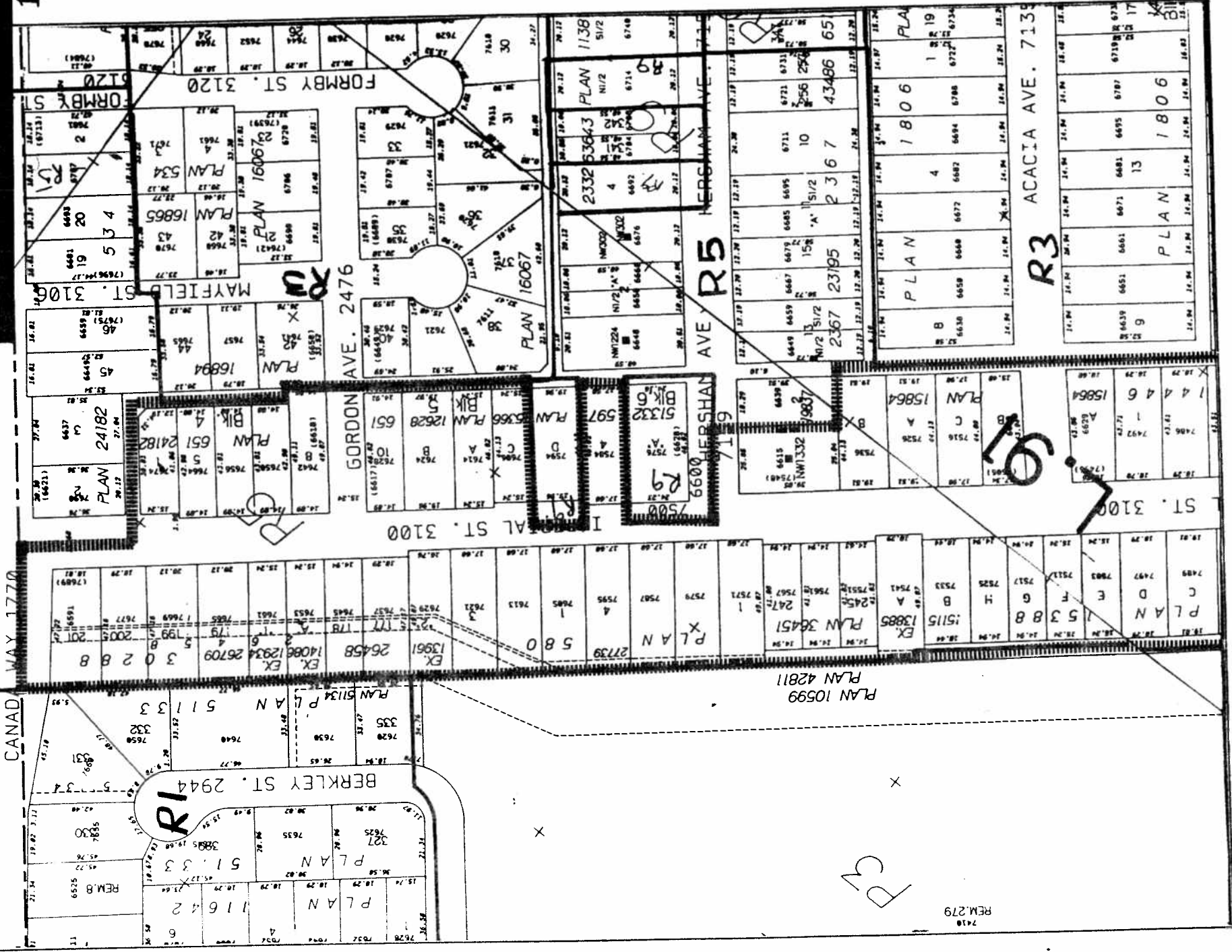
- 4.3 The purpose of rezoning the area described in the reports on rezoning reference #88/87 to R3 Residential District was to preserve the neighbourhood's stability and character through removing the potential for two-family development and reaffirming the minimum lot size which currently is predominantly evident in the area by removing the technical eligibility for R9 small lot development. This Department maintains that the properties fronting Imperial Street are considered to be a part of the overall area described in the previous area rezoning and should be rezoned in order to preserve the residential neighbourhood's stability and character through the above-noted method of implementation. Consistent with this Department's conclusions and in light of the direction given by Council on 1987 October, the Planning and Building Inspection Department recommends that the subject R5-zoned properties be advanced for rezoning to the R3 Residential District category. With Council's concurrence, a formal rezoning application will be initiated and advanced to the 1987 December 15 Public Hearing.

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BW:sj


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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Date:
 1987 November

Scale:
 1:2000

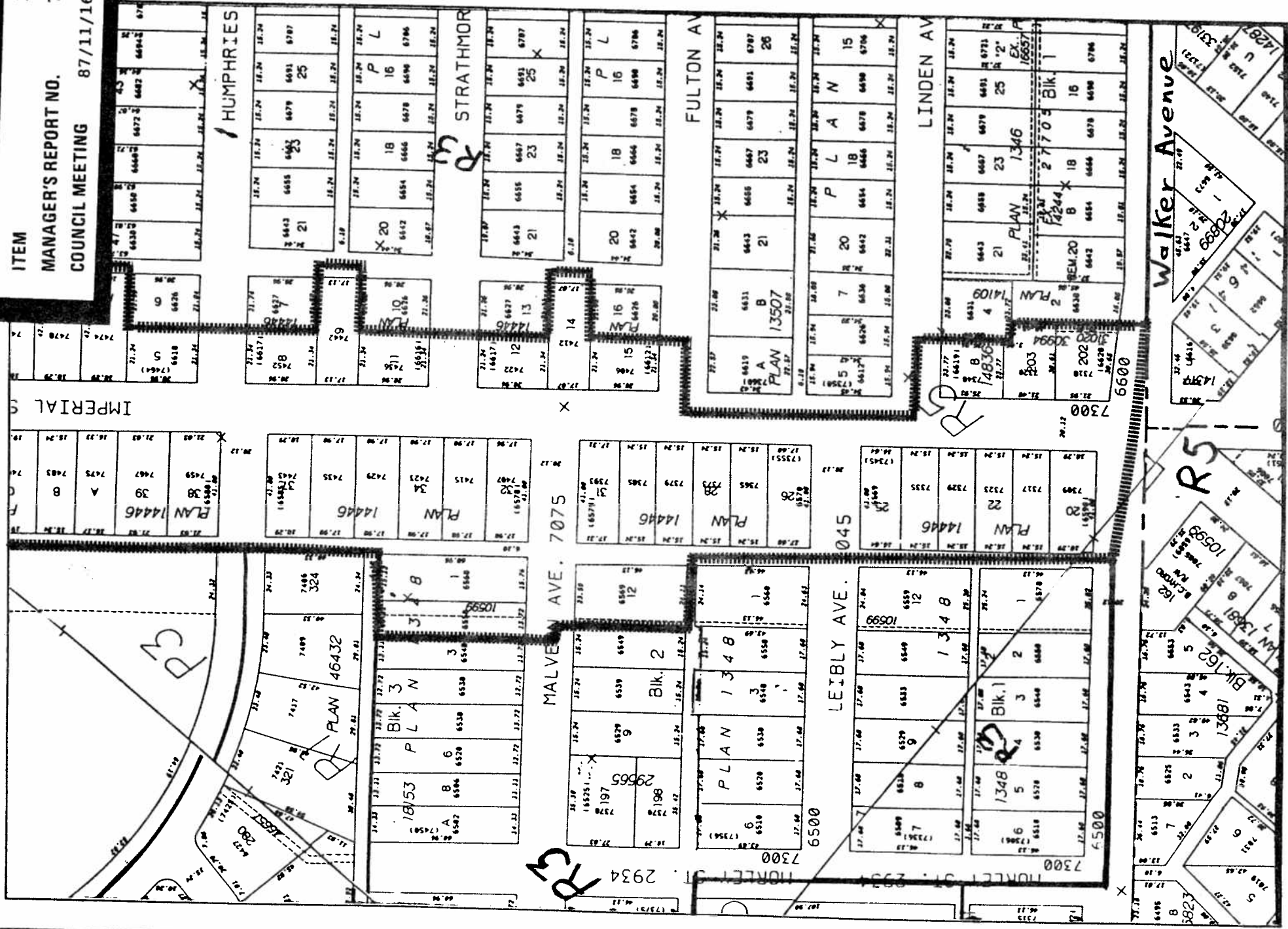
Drawn By:

Subject Properties



Sketch #1

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Date:

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Scale:

1:2000

Drawn By:



BURNABY
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Subject Properties



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Sketch #2

