

RE: APPLICATION FOR A DEMOLITION PERMIT  
4420 ALBERT STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER  
1989 JULY 19

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: APPLICATION FOR A DEMOLITION PERMIT  
4420 ALBERT STREET  
COMMUNITY PLAN AREA THREE (HASTINGS STREET AREA)  
(REFER ATTACHED SKETCHES 1 AND 2)

PURPOSE: TO ADVISE COUNCIL OF AN APPLICATION TO DEMOLISH AN EXISTING HOUSE  
AT 4420 ALBERT STREET IN THE HASTINGS STREET COMMUNITY PLAN AREA.

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RECOMMENDATION:

1. THAT a copy of this report be sent to the Hastings Area Advisory Committee.

R E P O R T

**1.0 BACKGROUND**

An application has been received for demolition of an older single family dwelling at 4420 Albert Street that lies within the Hastings Community Plan Three area that was approved by Council in 1969 and is currently in the process of being reviewed. The demolition of an existing dwelling in the construction of a new single family dwelling would conflict with the 1969 plan which designates this site as part of a large high density commercial redevelopment assembly site. At present the Hastings Area Advisory Committee is in the process of reviewing this plan, however, it is expected to be a number of months before the Committee is in a position to submit recommendations for a revised plan for the area.

**2.0 CURRENT SITUATION**

While the current plan which remains in place calls for large lot assemblies that would necessitate the inclusion of the subject lot in a large assembly area, the land uses and assembly pattern is under review as part of the Hastings Advisory Committee's work.

The condition, age and location of the existing house at 4420 Albert Street does render the area potentially suitable for redevelopment. The block face on this south side of Albert Street is developed primarily with older dwellings. Across the lane to the south there is a fairly new two storey commercial building while across Albert to the north the block is fully developed with three storey apartments.

### 3.0 GENERAL COMMENTS

211

The construction of a new house on this lot could in the view of staff, conflict with the redevelopment potential of the site in that it would make the future land assembly for redevelopment more costly. This could adversely affect not only the implementation of a revised plan but could also affect owners of adjacent lots who appear to have been minimizing maintenance on their homes presumably in anticipation of redevelopment in keeping with the long standing plan for the area.

The Hastings Advisory Committee has been advised of this demolition application and has requested that available procedures be utilized to postpone the issuance of the permit in order that further work on the area plan revisions can be conducted.

Staff have advised the owner with regard to the plan review and while he indicated some interest in the outcome of the review he stated that his preference would be to sell the property for the construction of a new dwelling as the existing house is in only fair condition. The property is currently listed for sale at \$129,000 or \$32.00 per sq. ft.

### 4.0 POTENTIAL OPTIONS

The Municipal Solicitor advises that under the Municipal Act Council is provided with the power to direct that Building Permits be withheld for a total period of up to 90 days where such a permit is considered to be in conflict with an Official Community Plan or certain types of regulatory bylaws in preparation, and where Council has by resolution at least 7 days prior to the application, commenced the preparation of the plan or bylaw.

In this case however neither an Official Community Plan nor a qualifying bylaw are involved, and of course the application at this time is not for a building permit, but rather for a demolition permit. The Act makes no specific provision for the withholding of demolition permits as such.

The remaining option is to have the Municipality negotiate the purchase of the land and hold the property for future redevelopment. This option has been utilized in the past where adopted plan objectives would clearly be compromised by new development; however, under the present circumstances it does not appear that acquisition could be justified.

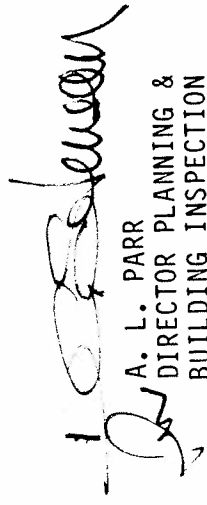
### 5.0 CONCLUSIONS

In light of the situation that there does not appear to be any viable legal method in the Municipal Act to withhold issuance of the permit, staff will, unless otherwise directed, issue the necessary permit for demolition and building permits upon completion of the necessary steps. The owner is aware of the Municipal objectives in this area and has been invited to keep informed of the progress of the plan review.

BR:zn

Attachments

cc: Hastings Advisory Committee  
Municipal Solicitor  
Chief Building Inspector

  
A. L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION

### Proposed RM5 High Density Apartment Sites

- 1 - Existing Comprehensive Development CD (RM5 & C3 guidelines) Rezoning Reference Number 1/80
- 2 - Site Area - 2.80 ac.; Max FAR - 2.2; Approximate Total Units 360; Population Density - 290 People/ac. (Approximate)
- 3 - Site Area - 1.55 ac.; Max. FAR - 2.2; Approximate Total Units 190; Population Density - 280 People/ac. (Approximate)
- 10 - Site Area - 3.50 ac.; Max. FAR - 2.2; Approximate Total Units 445; Population Density - 290 People/ac. (Approximate)
- 11 - Site Area - 3.40 ac.; Max. FAR - 2.2; Approximate Total Units 430; Population Density - 290 People/ac. (Approximate)
- 12 - Site Area - 3.43 ac.; Max. FAR - 2.2; Approximate Total Units 440; Population Density - 295 People/ac. (Approximate)
- 13 - Site Area - 3.47 ac.; Max. FAR - 2.2; Approximate Total Units 445; Population Density - 295 People/ac. (Approximate)

### 4 - Existing RM3 Apartment Site

### 5 - Proposed C3 Commercial

### 6 - Hastings Street Urban Renewal Precinct

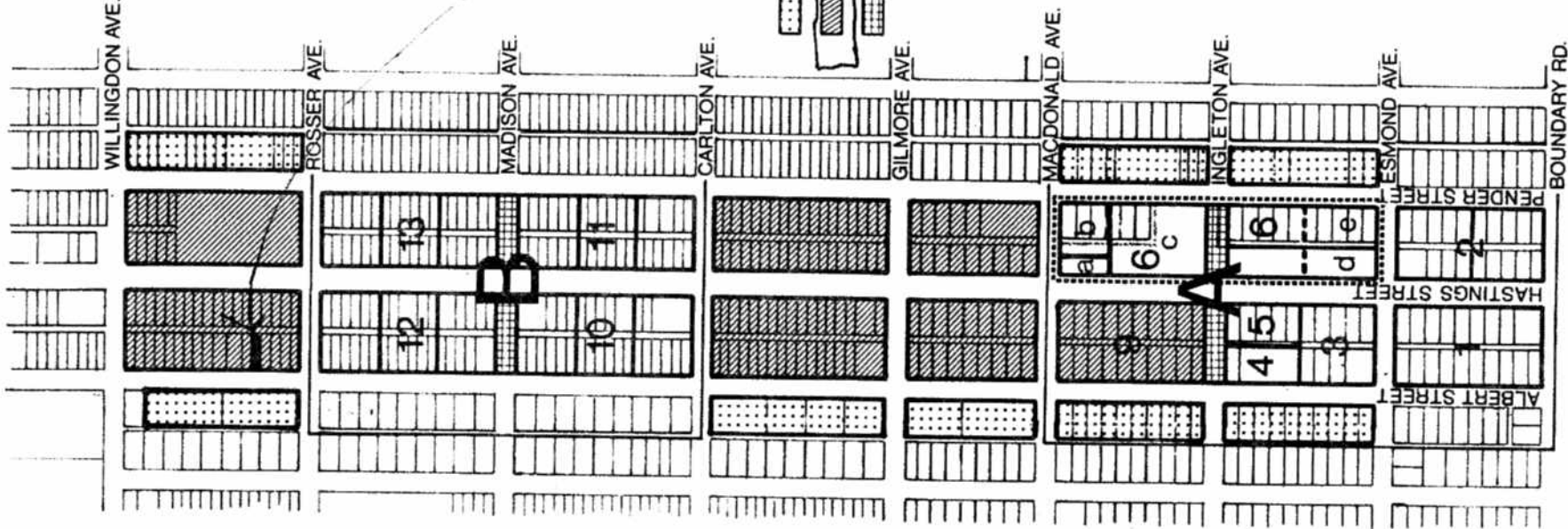
- a. Public Square - 0.22 ac.
- b. Community / Institutional - 0.70 ac.
- c. Comprehensive Development - 2.2 ac. CD (RM4 & C2 guidelines) Rezoning Reference No. 142/81
- d. Comprehensive Development - 1.17 ac. CD (C2 guidelines)
- e. Comprehensive Development - 1.62 ac. CD (RM4 guidelines)

### 9 - Proposed C3 High Density Commercial

Existing & Proposed RM3 Medium Density

Proposed C3 Commercial

Major Pedestrian Links

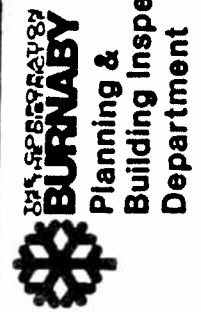


UNDER REVIEW



Updated to 1985 March  
Ref. Date: June 1969

## COMMUNITY PLAN THREE



Date	1989 JULY
Scale	
Drawn By	

PROPOSED DEMOLITION: 4420 ALBERT ST.

