

**RE: DEMOLITION OF EXISTING BUILDINGS
4305 AND 4313 IMPERIAL STREET
REZONING REFERENCE #56/88**

ITEM	9
MANAGER'S REPORT NO.	18
COUNCIL MEETING	89/03/06

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
1989 MARCH 01

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: DEMOLITION OF EXISTING BUILDINGS
4305 AND 4313 IMPERIAL STREET
REZONING REFERENCE #56/88

PURPOSE: To request Council approval for the demolition
of buildings during the rezoning process.

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RECOMMENDATION:

- 1) THAT Council authorize the issuance of demolition permits for existing buildings at 4305 and 4313 Imperial Street as outlined in this report.

REPORT

1.0 BACKGROUND:

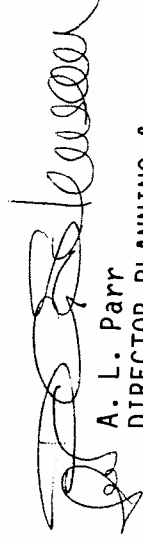
There are two existing houses on a site that is being rezoned to accommodate a 12 unit low-rise apartment at the northeast corner of McKay Avenue and Imperial Street in the Metrotown area. This site is the subject of Rezoning Reference #56/88. A preliminary report on the rezoning application was submitted to Council on 1988 July 25 and staff were authorized to work with the developer towards a plan of development suitable for presentation to a Public Hearing. While the developer is now working on the preparation of a suitable plan, the bylaw has not yet been prepared.

The developer has requested in a letter dated 1989 February 28 that he be given permission to demolish the two houses on the site at 4305 and 4313 Imperial Street as they have been heavily vandalized and broken into repeatedly; thus are not livable according to the owners. The Building Department confirms that complaints have been received about the vandalism.

It is Council's usual policy to not permit demolition prior to Third Reading of the rezoning. The purpose of this report is to request Council approval for demolition in this instance due to the condition of the buildings and the difficulty of securing them against trespass. The applicant has indicated that he is aware of the fact that any permission to construct a new building will require that the rezoning be completed.

Council is therefore requested to authorize staff to issue demolition permits on the two lots.

ARJ
BR:ap



A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

cc: Chief Building Inspector