



TO: MUNICIPAL MANAGER 1990 DECEMBER 10

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: 6630, 6642, 6658, 6680 BURLINGTON AVENUE
AND 5140 GRIMMER STREET, BURNABY, B.C.

PURPOSE: TO ADVISE COUNCIL OF THE BUILDING DIVISION INTENT TO ISSUE
PERMITS FOR THE DEMOLITION OF FIVE HOUSES SITUATED ON THE
SUBJECT PROPERTIES.

RECOMMENDATION:

1. THAT a copy of this report be sent to Shu M. Yang,
1088 West 50th Avenue, Vancouver, B.C. V6P 1A8.

REPORT

The five single-family dwellings located on the subject properties have been vacant for approximately two years. The present owner, Shu M. Yang, purchased the properties with the vacant houses in May of 1989.

The subject properties are located within Metrotown in an area already zoned Multiple Family Residential District (RM3), a designation in conformance with the Metrotown Development Plan. If the five lots were consolidated, a suitable site would be created for a low-rise apartment which could be developed without requiring further rezoning which is the basis on which this land assembly appears to be held. On record, there is a Preliminary Plan Approval application for the subject site in 1986, but the application was not pursued to completion. No further formal development applications are on record.

During November of 1990, two of the houses caught fire and were seriously damaged. As a result, the Chief Fire Prevention Officer gave the owner written notice to: board up and secure and maintain premises against trespass; or demolish the premises under permit, and remove the resultant debris; or under permit, bring up to municipal standards for occupancy.

Responding to a complaint, Bylaw Enforcement staff from the Building Division viewed the properties on 1990 November 19 and confirmed that the damaged houses had not been secured or repaired. Two of the five houses are burned beyond repair and will be difficult to safely maintain. Although the other houses are boarded up, they are an invitation to vandals, vagrants and fires.

ITEM 3
MANAGER'S REPORT NO. 75
COUNCIL MEETING 90/12/10

On 1990 November 23, Bylaw Enforcement staff met with the property owner and her interpreter to discuss the vacant houses. The owner indicated that she will be submitting redevelopment plans for the property in 1991. In the interim, to protect the public and prevent the possibility of additional fires, she would like to demolish the houses and secure the property with fencing.

113

The Health Department reports that they have had a number of complaints about the unsightly condition of the property. If the situation is not corrected immediately, they are prepared to have the property cleaned up at the owner's expense.

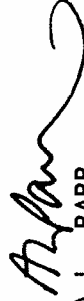
In conclusion, it is staff's opinion that these dwellings are generally beyond reasonable repair and have been the source of complaints and difficulties. Under the circumstances, the Planning Division has no objection to the demolition of the houses.

Unless otherwise directed by Council, the Building Division will, upon application, issue permits to the property owner for the demolition of the five houses.

Pictures of the properties are available with the Municipal Clerk.



DWM:lm



A.L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

cc: Health Department
Attention: Ken Johnston

Director Planning &
Building Inspection
Attention: Kenji Ito

Chief Fire
Prevention Officer
Attention: Barry Gaston

Chief Building Inspector