

RE: DEMOLITION PERMIT APPLICATIONS FOR EIGHT (8) DWELLINGS
19TH STREET, STRIDE AVENUE (SOUTHPOINT DRIVE), 15TH AVENUE
BY BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
EDMONDS STATION AREA PLAN

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1990 MAY 16

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: DEMOLITION PERMIT APPLICATIONS
FOR EIGHT (8) DWELLINGS
19TH STREET, STRIDE AVENUE (SOUTHPOINT DRIVE), 15TH AVENUE
BY BRITISH COLUMBIA HYDRO & POWER AUTHORITY
EDMONDS STATION AREA PLAN

PURPOSE: To report on an application by B.C. Hydro & Power Authority for
the demolition of eight (8) dwellings in the vicinity of Stride
Avenue (Southpoint Drive) and 19th Street.

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RECOMMENDATIONS:

1. THAT staff be authorized to release demolition permits upon
all application requirements being met for the dwellings at
7509-11 - 19th Street; 6915, 6921 and 6937 Stride Avenue; and
6920, 6931, 6940 and 6948 - 15th Avenue.
2. THAT British Columbia Hydro and Power Authority be requested
to use its best efforts to maintain occupancy of the other
dwellings it has acquired until B.C. Hydro's office proposal
has been submitted to a Public Hearing and appropriate zoning
and Council approvals have been achieved.
3. THAT a copy of this report be sent to Mr. D. Shipman,
Manager, Properties Division, British Columbia Hydro and
Power Authority, 1st Floor, 970 Burrard Street, Vancouver,
B.C. V6Z 1Y3.

R E P O R T

The attached letter dated 1990 May 10 has been submitted by B.C. Hydro indi-
cating that applications are being submitted to demolish 8 dwellings on lands
it has acquired for the announced purpose of developing office buildings and
support facilities. Preliminary discussions have been pursued by B.C. Hydro
and Municipal staff on its conceptual proposal but no rezoning application has
been made to date.

B.C. Hydro has indicated that the subject dwellings at 7509-11 - 19th Street; 6915, 6921 and 6937 Stride Avenue; and 6920, 6931, 6940 and 6948 - 15th Avenue are vacant (see attached Sketch). An overview site visit indicates that most of these dwellings have been boarded up. The 19th Street dwelling is an older one storey, stucco duplex and appears to be in poor condition. Two of the three dwellings on Stride Avenue are older, smaller dwellings in neat condition from the exterior and one larger unboarded dwelling in neat condition. The four (4) dwellings on 15th Avenue are small cottage structures - one of which is derelict and others with evidence of vandalism. B.C. Hydro indicates that the vendors of the properties were also given an opportunity to remove any items they wished, making many of these dwellings no longer habitable.

127

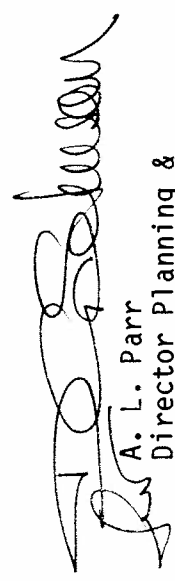
In its letter, B.C. Hydro also indicates that seven (7) additional dwellings will be vacant by 1990 June 30 and that application for immediate demolition will likely be made (see attached Sketch). Most of these dwellings appear to be 35 years or older, ranging from cottage to standard sized dwellings, and appear to be in neat condition.

A standard condition of rezoning is that no demolition of existing improvements within the site of the rezoning take place until the amending bylaw has been submitted to a Public Hearing and received Third Reading. With this in mind, and with a view to preventing financial loss through premature demolition of improvements and avoiding the creation of a public perception that B.C. Hydro is assuming that Council's ultimate approval of the scheme is assured prior to the public processes mentioned, staff had advised that it would be prudent for B.C. Hydro to not begin a program of demolitions in the area until after the public hearing. At that time, if B.C. Hydro were still experiencing a vandalism problem despite having secured the unoccupied dwellings, staff indicated that a report could be presented to Council requesting permission to demolish the buildings prior to Third Reading.

It is preferable to maintain occupied residential use of the houses wherever possible, pending the land use decision, and to make every effort to protect vacant building where occupancy is not possible. In past instances of this sort, developers have maintained the use through short-term rental occupancies or effectively made them secure through boarding and security policing.

Due to the general combination of poor condition, small cottage character, questions of internal habitability, vacant condition, and evidence of vandalism of the dwellings for which demolition permits have been requested, this department would, albeit reluctantly, propose that demolition permits be released for the subject dwellings.

However, the preferred approach for the further dwellings which are planned to be vacated is that B.C. Hydro take steps to assure that these dwellings remain occupied until a suitable rezoning proposal is considered by Council and advanced to a Public Hearing.



A. L. Parr
Director Planning &
Building Inspection

KI:1f

Attachments

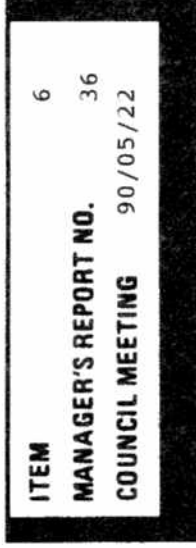
cc: Chief Building Inspector
Chief Fire Prevention Officer

Bchydro

Properties



proud of our Service



May 10, 1990

The Corporation of the District of Burnaby
4949 Canada Way
Burnaby, B. C.
V5G 1M2

Attention: Mr. Ernest Olson
Municipal Manager

Dear Sir:

Edmonds Station Area
B. C. Hydro Properties

Pursuant to previous discussions concerning the life and safety hazard to the community, arising from vacant dwellings in the above area, B. C. Hydro, further to your discussions with Frank Klassen, Vice-President, Finance and Administration and at your suggestion, is applying for permits to demolish the existing structures listed below. We understand that you will be taking this request to Council. As terms of purchase of these properties, the vendors were given the opportunity to remove any items they wished, thus many of them are no longer habitable. In addition, these properties have been vandalized.

The following properties are now vacant:

1. 7509-11 19th Street
2. 6915 Stride Avenue
3. 6921 Stride Avenue
4. 6937 Stride Avenue
5. 6931 15th Avenue
6. 6920 15th Avenue
7. 6940 15th Avenue
8. 6948 15th Avenue

Your form of permit for demolition is enclosed along with evidence of ownership.

The following properties will be vacant by June 30 or earlier and should be demolished immediately upon vacancy to avoid the potential vandal activity that has been our experience previously in this area:

9. 6928 Stride Avenue
10. 6964 Stride Avenue
11. 6921 15th Avenue
12. 6930 15th Avenue
13. 6959 Stride Avenue
14. 6971 Stride Avenue
15. 6981 Stride Avenue

We will be in contact with you when properties 9 thru 15 become vacant.

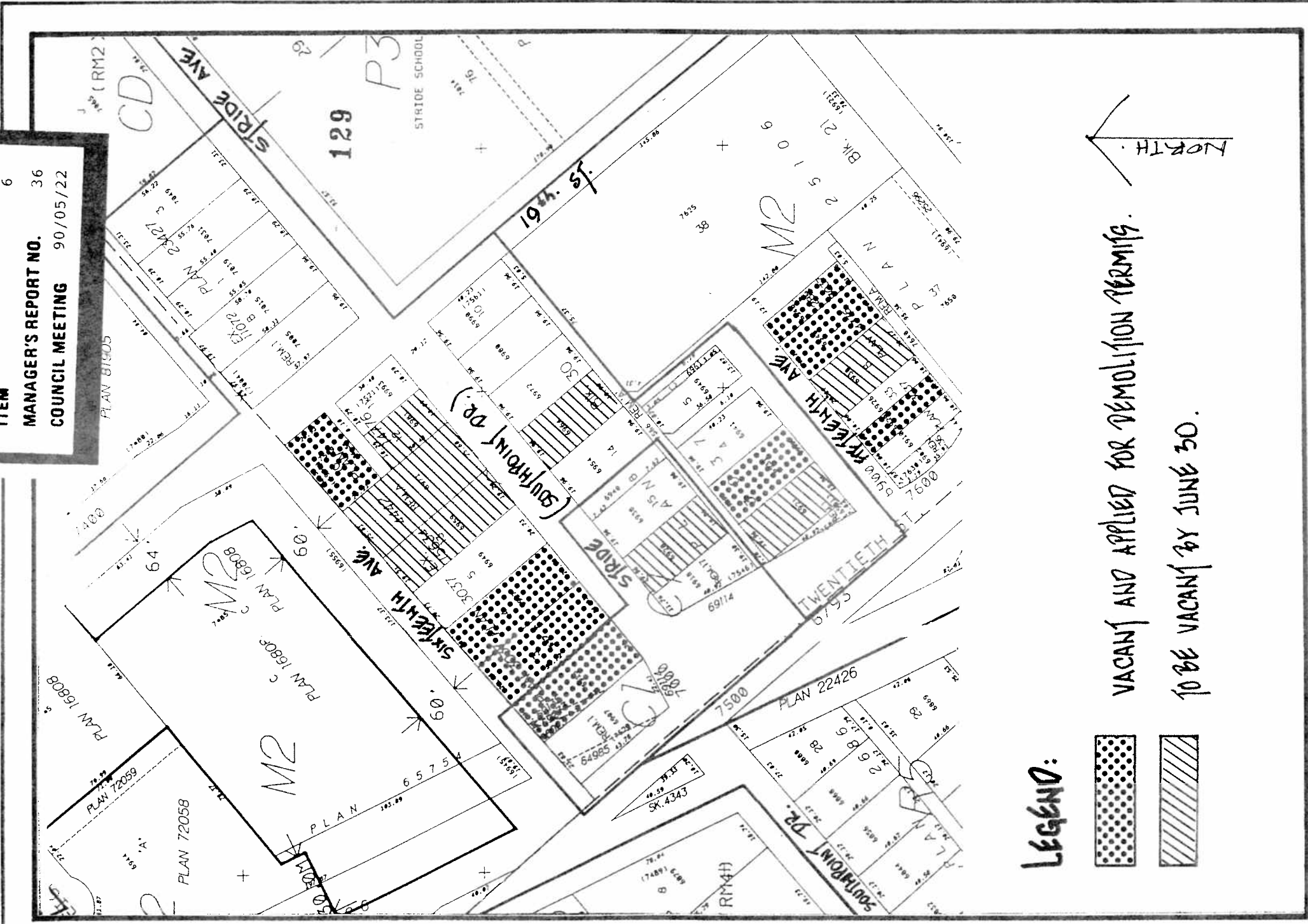
Yours truly,

David P. Shipman
Manager
Properties Division

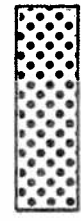
128

Enclosures

ITEM 6
 MANAGER'S REPORT NO. 36
 COUNCIL MEETING 90/05/22

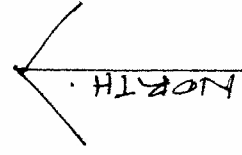


LEGEND:



VACANT AND APPLIED FOR DEMOLITION PERMITS.

TO BE VACANT BY JUNE 30.



Date:	MAY 1990
Scale:	1:2000
Drawn By:	



Planning &
 Building Inspection
 Department

PROPERTIES RELATED TO
 BC HYDRO'S LETTER OF 90. MAY.10.
 EDMONDS STATION AREA PLAN.