



TO: MUNICIPAL MANAGER 1991 FEBRUARY 12

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: **REQUEST FOR DEMOLITION PERMITS  
VACANT DWELLINGS ALONG SOUTHPOINT DRIVE AND 15TH AVENUE  
B.C. HYDRO HEADQUARTERS COMPLEX  
REZONING REFERENCE #36/90**

PURPOSE: To advise Council of a request from B.C. Hydro to demolish vacant buildings related to Rezoning Reference #36/90.

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RECOMMENDATION:

1. **THAT** staff be authorized to release demolition permits for vacant buildings owned by B.C. Hydro in the vicinity of Southpoint Drive and 15th Avenue subject to all standard permit requirements being met.

**R E P O R T**

B.C. Hydro has requested that it be permitted to pursue the demolition of buildings, mostly dwellings, on properties which have been acquired by B.C. Hydro to accommodate its headquarters complex and specifically its first phase development. Second Reading of the Rezoning Bylaw (R.Z. #36/90) was given on 1990 December 10, and demolition of existing buildings is not usually pursued until after Third Reading unless otherwise authorized by Council.

B.C. Hydro and its consultants are currently pursuing completion of the rezoning prerequisites on a tight time schedule.

B.C. Hydro would like to pursue demolition permits for buildings on the following properties (see attached Sketch #1):

- a) 7509 - 7511 Nineteenth Street
- b) 6920, 6921, 6930, 6931, 6940 and 6948 Fifteenth Avenue
- c) 6915, 6921, 6928, 6937, 6938, 6940, 6954, 6959, 6964, 6971, 6972, 6980, 6981 and 6993 Southpoint Drive

All of the buildings on these properties are vacant and boarded up, and some have been vandalized. B.C. Hydro has indicated that it is very difficult to maintain the needed surveillance and safety of these structures, and to prevent further vandalism from taking place.

One building at 6949 Southpoint Drive owned by B.C. Hydro remains occupied. A demolition permit application would also be made for this building once it is vacated shortly.

PLANNING & BUILDING INSPECTION DEPARTMENT  
REQUEST FOR DEMOLITION PERMITS

R.Z. #36/90

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Only one of the municipal properties (see attached Sketch #2) within the development site which are to be acquired by the developer has an existing building. Notice to vacate has been given to the occupant of the municipally-owned property at 6990 Southpoint Drive at the south-west corner of Southpoint Drive and 19th Street. When the building is vacant and ownership of the property is obtained by B.C. Hydro, the demolition of the building by B.C. Hydro would be pursued.

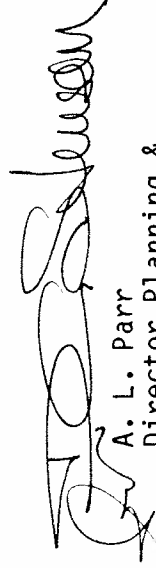
Staff do not consider the continued retention of these vacant buildings to be warranted in light of the fact that Second Reading has been given to the requisite bylaw, the applicant is currently pursuing the expeditious completion of rezoning prerequisites, public safety (i.e. neighbourhood and nearby school) related to the existing buildings is a concern, and these properties have been designated for office/institutional use in the adopted Development Plan for the area.

It is recommended that demolition permits be released for the indicated vacant buildings owned by B.C. Hydro upon all standard permit requirements being met.

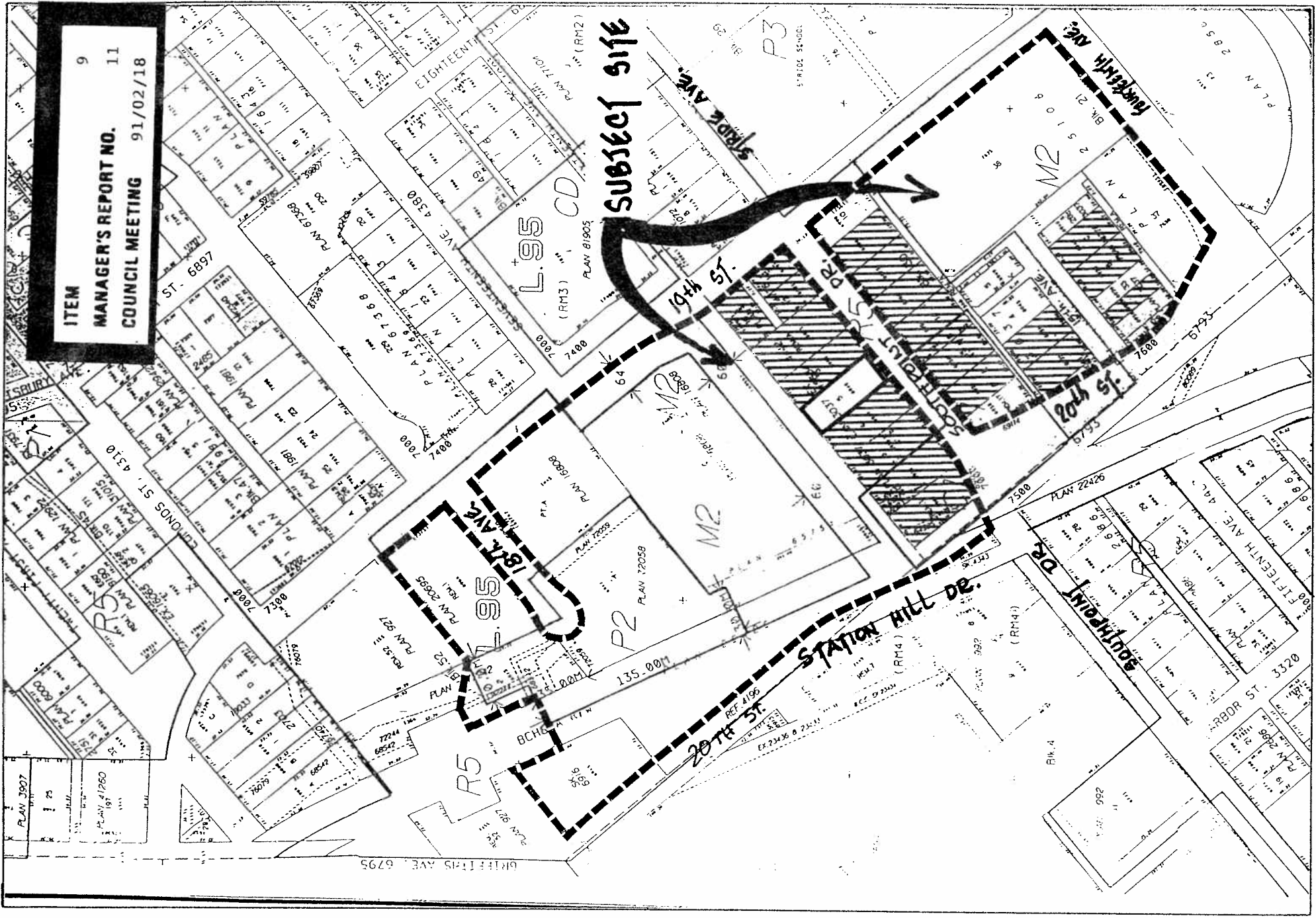
*Amf*  
KI:lf

Attachment

cc: Chief Building Inspector  
Municipal Solicitor



A. L. Parr  
Director Planning &  
Building Inspection



ITEM 9  
 MANAGER'S REPORT NO. 11  
 COUNCIL MEETING 91/02/18



City of BURNABY  
 Planning &  
 Building Inspection  
 Department

Date:  
**FEBRUARY 1991**

Scale:  
 N.F.S.

Drawn By:  
 J.P.C.

**R.Z. # 36/90**  
 B.C. HYDRO  
 HEADQUARTERS  
 COMPLEX

**Request for Renovation Permits**

SUBJECT PROPERTIES 156  
 OWNED BY B.C. HYDRO

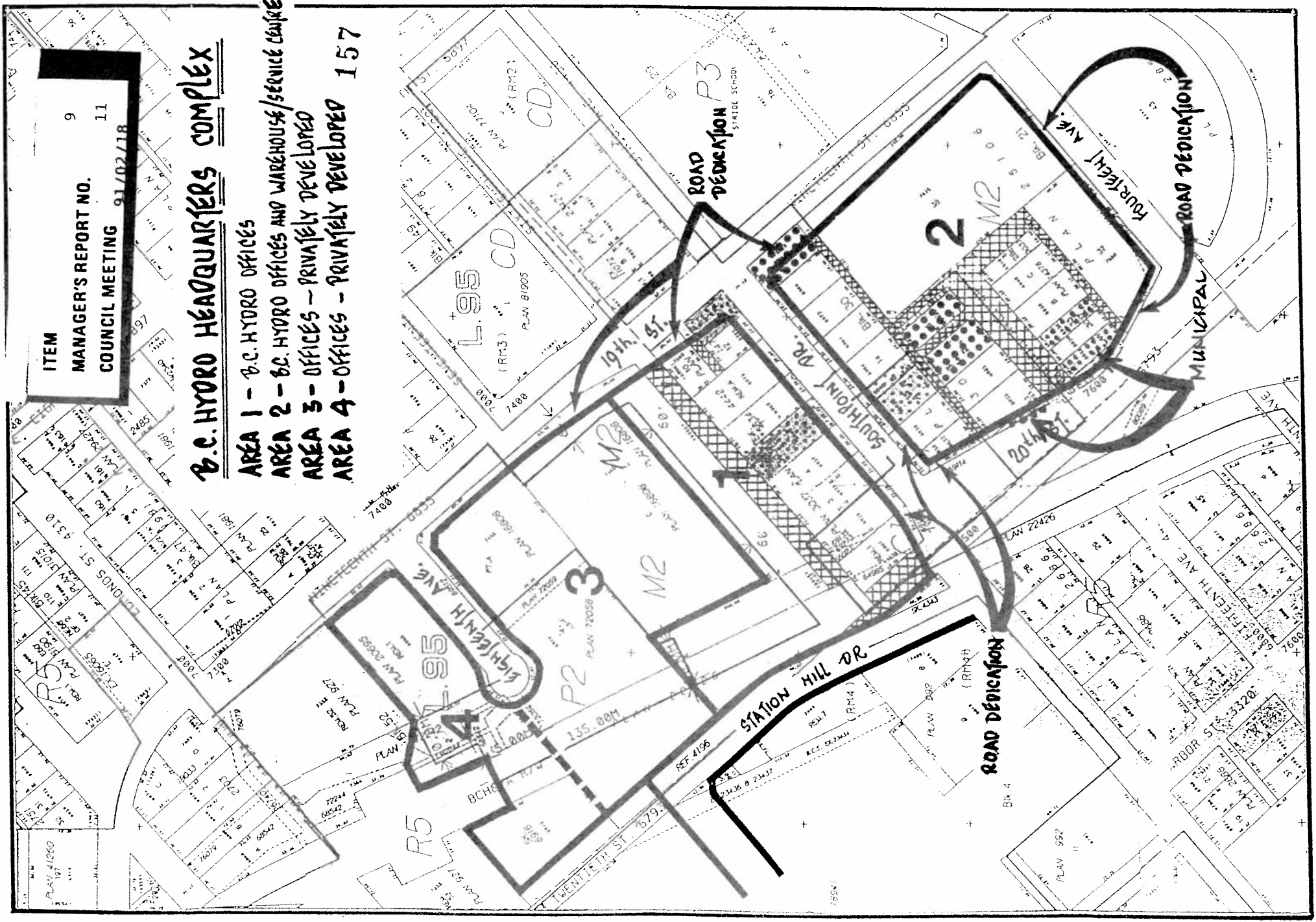
||||||| - VACANT - BOARDED UP

□ - still occupied



North

SKETCH # 1



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**B.C. HYORO HEADQUARTERS COMPLEX**

- AREA 1 - B.C. HYORO OFFICES
- AREA 2 - B.C. HYORO OFFICES AND WAREHOUSE/SERVICE CENTRE
- AREA 3 - OFFICES - PRIVATELY DEVELOPED
- AREA 4 - OFFICES - PRIVATELY DEVELOPED 157



Planning & Building Inspection Department

**B.C. HYORO HEADQUARTERS COMPLEX RZ.#36/90**

- ROADS TO BE CLOSED.
- MUNICIPAL PROPERTIES TO BE ACQUIRED.
- ACQUIRED BY B.C. HYORO SINCE INITIATION OF FREEZING



Date:

July 1990

Scale:

N.T.S.

Drawn By:

J.P.C.

SKETCH #2.