

TO: CITY MANAGER 1992 OCTOBER 07

FROM: ACTING DIRECTOR PLANNING & BUILDING

SUBJECT: REQUEST FOR PERMISSION TO DEMOLISH BUILDINGS
6450, 6455, 6469, 6470, 6489 ARBROATH STREET/6686 AND 6694 KINGSWAY
EDMONDS TOWN CENTRE WEST

PURPOSE: To inform Council of a request to demolish existing buildings
within the Edmonds Town Centre West area.

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RECOMMENDATION:

1. THAT a copy of this report be sent to the solicitors for the owners for the subject properties, Davis and Company, Barristers and Solicitors, 2800 Park Place, 666 Burrard Street, Vancouver, V6C 2Z7, to the attention of Mr. B. D. Mackay.

R E P O R T

The solicitors for the owners of property at 6450, 6455, 6469, 6470 and 6489 Arbroath Street, each property accommodating an existing single-family dwelling, and 6686 and 6694 Kingsway, which accommodates an existing paved parking area and a commercial building, formerly occupied by Middlegate Honda, (see attached Sketch #1) have submitted a letter requesting permission to demolish the buildings on these properties. The properties on Arbroath Street are currently zoned M4 Special Industrial District and on Kingsway are currently zoned C4 Service Commercial District. The properties are located within an area of the Edmonds Town Centre West Development Plan (see attached Sketch #2), which are designated for Comprehensive Development apartment proposals on suitable consolidated sites utilizing the RM2 or RM4 zoning districts as guidelines.

The owner of these properties is Toho Developments Canada Co. Ltd. who is also the purchaser of the Burnaby South Secondary School lands pursuant to an Agreement for Sale. Under this Agreement for Sale, as amended, Toho does not take possession of the Burnaby South Secondary School lands until 1993 July 31. Redevelopment could not occur until after that date.

The solicitors for the owners indicate that the buildings on the subject properties are deteriorating rapidly and the owners have expressed concerns that these buildings pose a safety and fire risk. The owner is concerned that the dwellings would not be suitable for occupancy in their current state. The owner does not feel that updating the buildings, residential or commercial, for leasing purposes is warranted given the redevelopment objectives for the area. However, with respect to the dwelling at 6450 Arbroath Street, it is advised that this dwelling is listed on the City's Preliminary Heritage Inventory and identified as a craftsman-styled house circa 1912. While the dwelling appears to be in only fair condition and not particularly architecturally distinctive, as the dwelling is on the heritage inventory, it is desirable that the owner pursue sufficient maintenance to keep the dwelling in a stable habitable condition at this time. This will permit its ultimate disposition including options for restoration or demolition to be appropriately resolved in conjunction with a future rezoning application.

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In light of the deteriorating condition of the existing building, the extensive land assembly achieved to date by Toho within the Edmonds Town Centre West Development Plan area, and the intentions of Toho to pursue the redevelopment of these lands, this department would be prepared, unless otherwise directed by Council, to authorize release of demolition permits for the subject buildings except for the dwelling at 6450 Arbroath Street subject to full compliance with all requirements of the Chief Building Inspector.

Regarding the dwelling at 6450 Arbroath Street which is listed on the Preliminary Heritage Inventory, the owner is requested to pursue sufficient maintenance to keep the dwelling in a stable habitable condition so that its ultimate disposition can be appropriately resolved in conjunction with a future rezoning application.

This is for the information of Council.

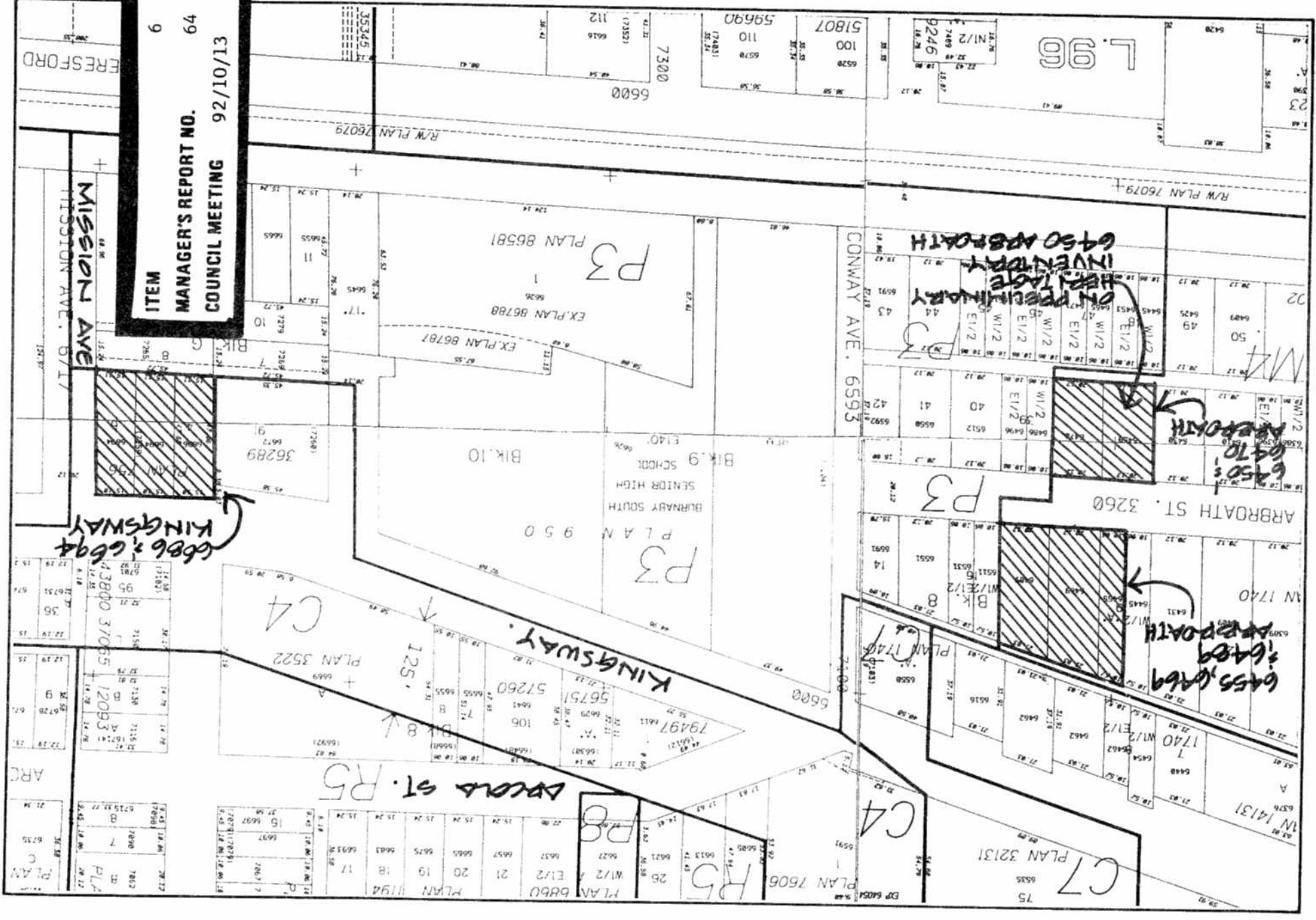


D. G. Stenson
Acting Director
Planning and Building

KI/ds

Attachments

cc: Chief Building Inspector



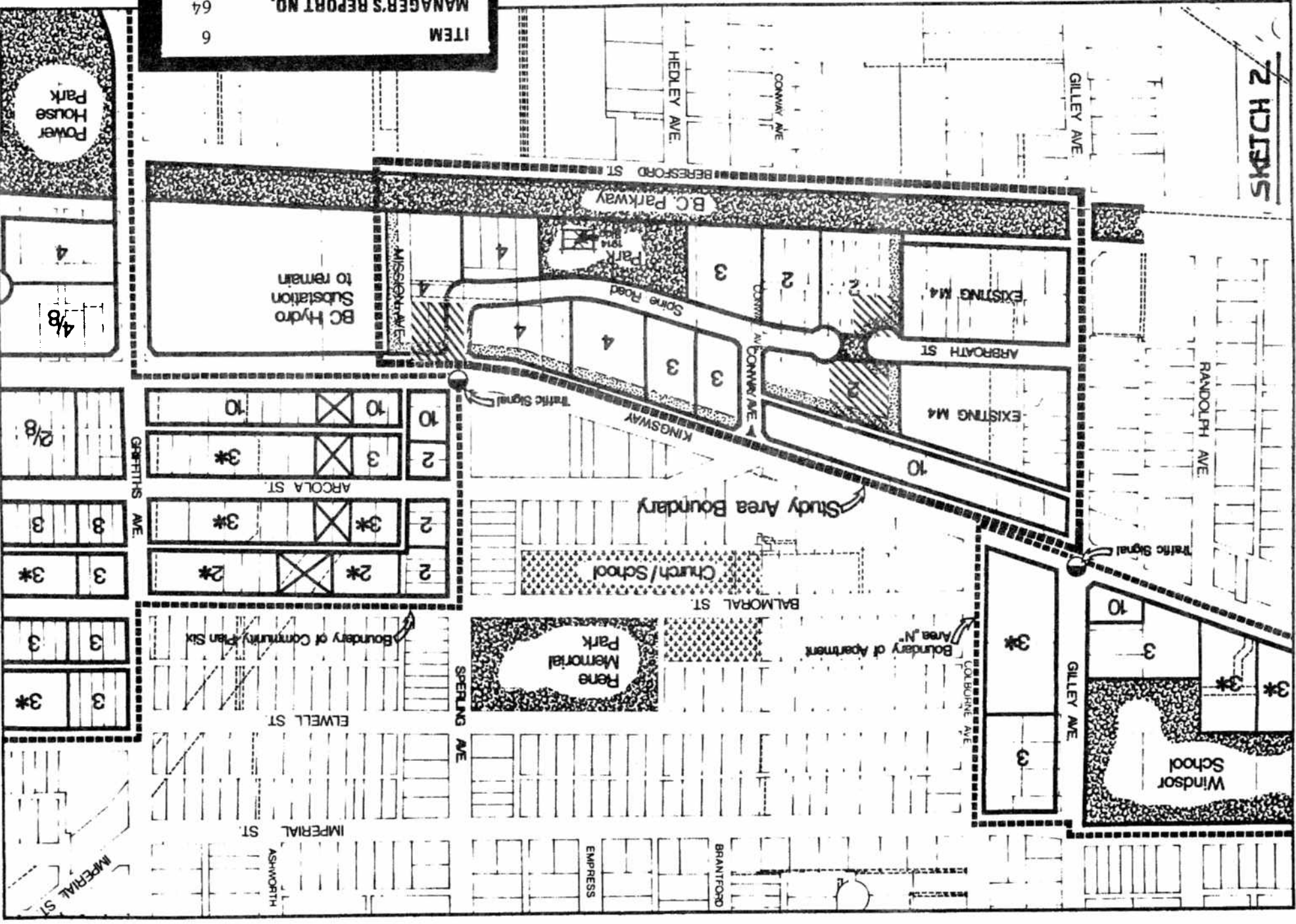
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City of Burnaby
 Planning & Building Department
 EDMONDS TOWN CENTRE
 Burnaby West. ← NORTH

Date: 92 SEPT.
 Scale: N.T.S.
 Drawn By:

REQUEST FOR PERMISSION
 TO DEMOLISH BLDGS.
 - 6450, 6455, 6469, 6470, 6479
 - 6489 Arbroath (dwellings)
 - 6686 + 6694
 Kingsway (com. buildings)



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Edmonds Town Centre West
 (Expansion of Community Plan Six)
Development Plan

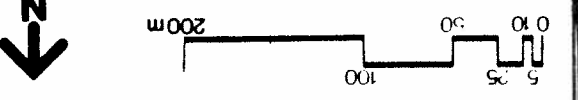
- Legend:**
- 2 ∅ (RM2) - Multiple Family Residential (40 UPA MAX.)
 - 3 ∅ (RM3) - Multiple Family Residential (50 UPA MAX.)
 - 4 ∅ (RM4) - Multiple Family Residential (50 UPA MAX.)
 - 8 ∅ (C2) - Commercial
 - 10 ∅ (C4) - Commercial
- These Development Plan Sites Are Generally To Be Zoned To Comprehensive Development District (CD) Utilizing The Outlined Zoning Designation As Guides.

- ▨ Park, School, Trail
- * ∅ Developed
- ▨ Landscaped Buffer

NOTE: Legend Corresponds To Numbers Of Community Plan Six

SUBJECT PROPERTIES
 DEMANDS FOR DEMOLITION PERMITS

Reference date: 1990 January



District of Burnaby
 Planning & Building Inspection Department