

ITEM 14
MANAGER'S REPORT NO. 46
COUNCIL MEETING 92/06/29

TO: ACTING MUNICIPAL MANAGER 1992 JUNE 24
FROM: DIRECTOR PLANNING & BUILDING
SUBJECT: REZONING REFERENCE #33/91
REQUEST FROM DEVELOPER TO DEMOLISH VACANT BUILDING
4319 HASTINGS STREET

PURPOSE: To advise Council of a request to demolish a building on a rezoning site prior to Third Reading of the rezoning bylaw.

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RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T


On 1992 February 23, Council gave Second Reading to Rezoning Reference #33/91, which involves a request to rezone the subject site to CD Comprehensive Development District (based on C3 General Commercial District and the Hastings Street Area Plan guidelines) in order to permit the development of a mixed use retail/apartment development. The subject site is presently occupied by the remains of a three-storey, legally non-conforming building severely damaged by a fire.

A standard prerequisite for rezonings is that improvements on a rezoning site are not to be removed until Third Reading of the bylaw is given. This standard prerequisite was adopted by Council for Rezoning Reference #33/91 on 1991 December 11.

The applicant is requesting this department to proceed with issuing a demolition permit for the building prior to Council giving the rezoning bylaw Third Reading. The applicant advises that there are squatters living in the building and it is preferable to have the building demolished rather than to continue to request the R.C.M.P. to evict the squatters.

It is anticipated that the subject rezoning bylaw will not be in a position to be given Third Reading for several weeks; however, in light of the visual blight of the area by the fire-damaged building and the problem with squatters, staff will proceed with issuance of the requested demolition permit unless otherwise directed by Council.

ALP
BW:lf


A. L. Parr, Director
Planning and Building

cc: Chief Building Inspector