

ITEM	6
MANAGER'S REPORT NO.	22
COUNCIL MEETING	93/02/22

TO: CITY MANAGER 1993 February 16

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: **REQUEST FOR DEMOLITION OF HOUSE AT 6450 ARBROATH STREET
EDMONDS TOWN CENTRE WEST**

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

=====

RECOMMENDATIONS:

1. THAT a copy of this report be sent to the Heritage Advisory Committee for information.
2. THAT a copy of this report be sent to the agents for Toho Developments Canada Ltd., Pacific Liaison Ltd., Suite 3550, Park Place, 666 Burrard Street, Vancouver, B.C., V6C 2X8.

R E P O R T

1.0 BACKGROUND

On 1992 10 13 Council received a report regarding a request from Davis and Company, Solicitors for Toho Developments Canada Co. Ltd., requesting that permission be given to demolish five single family dwellings on Arbroath Street to the west of Burnaby South High School which are located within the Council-adopted Edmonds Town Centre West Development Plan. At that time staff supported the request for the demolition of four of the five houses (see attached sketch).

One of the houses at 6450 Arbroath Street, which is included in the City's Preliminary Heritage Inventory, was not supported for demolition. The house was occupied at the time and it was recommended that the owners maintain the house for residential purposes until such time as a future rezoning application is made, at which time the ultimate disposition of the house would be determined.

REQUEST DEMOLITION 6450 ARBROATH STREET
EDMONDS TOWN CENTRE WEST
1993 FEBRUARY 16 - PAGE 2

ITEM	6
MANAGER'S REPORT NO.	22
COUNCIL MEETING	93/02/22

It is noted that the owner of these properties, Toho Developments Canada Co. Ltd., 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.

2.0 CURRENT SITUATION


On 1993 February 08, the tenant vacated the house at 6450 Arbroath Street and the developers requested that staff visit the house to ascertain the value of the structure from a heritage point of view. For information, the tenant had originally moved into the house without the owner's approval and even after a tenancy agreement had been entered into had not paid any rent. There have been incidents of damage to the building during the tenancy.

This house is a craftsman style design that is fairly common in Burnaby. This particular home, while representative of this period, is unremarkable and many of the original interior and exterior features have been removed, altered or damaged and the house is in poor condition. The dwelling has been boarded up at present, although it is acknowledged that it is difficult to completely secure such vacant buildings from intrusions. The developer is now again requesting that they be permitted to demolish the house as it is not in rentable condition.

In light of the deteriorating condition of the existing vacant 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 a demolition permit for the dwelling at 6450 Arbroath Street subject to full compliance with all requirements of the Chief Building Inspector.

It is also recommended that a copy of this report be sent to the Heritage Advisory Committee for their information.

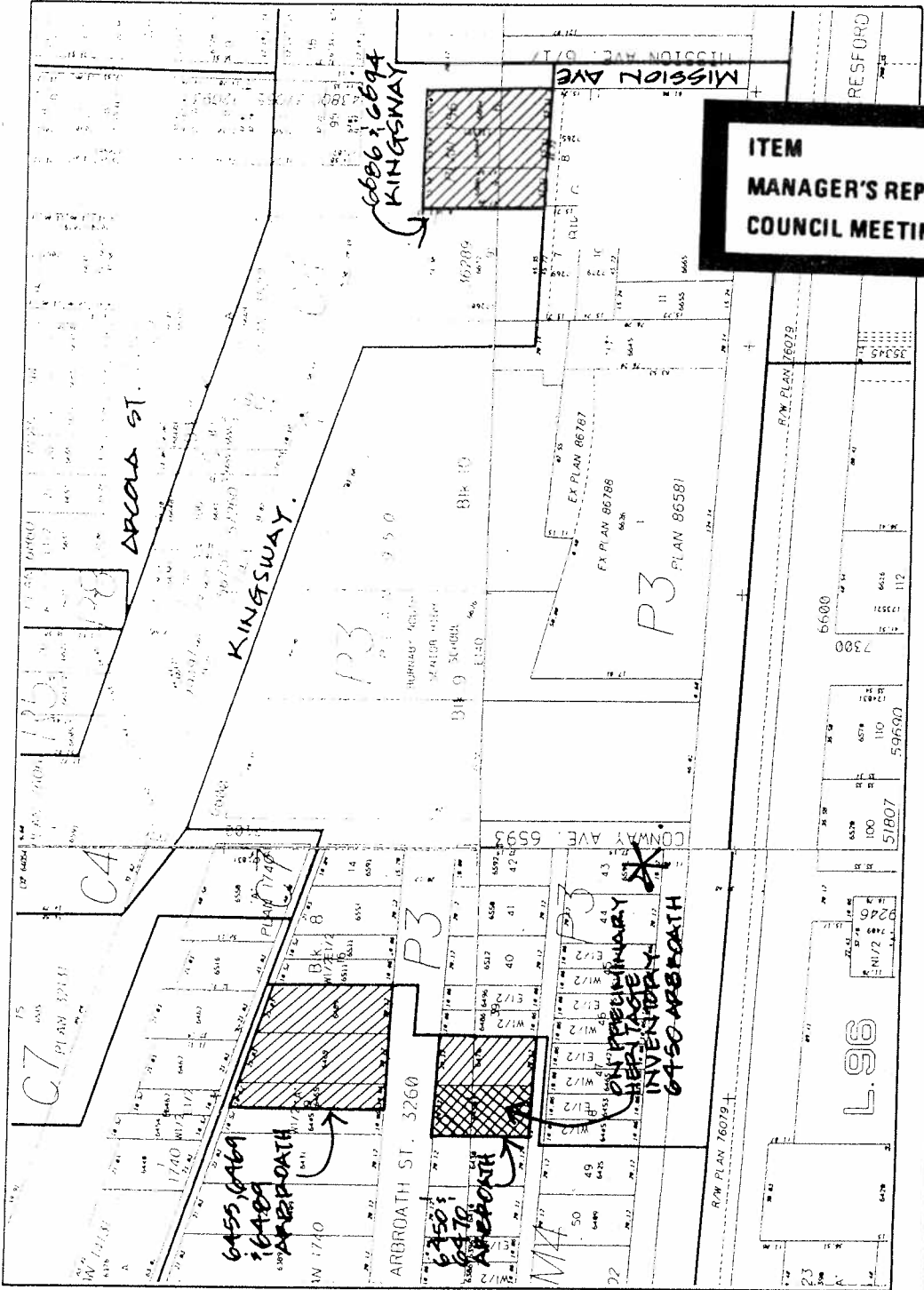
This is for the information of Council.



D. G. Stenson
Acting Director
Planning & Building

KI:BR:lf
Attachment
cc: Chief Building Inspector

ITEM 6
 MANAGER'S REPORT NO. 22
 COUNCIL MEETING 93/02/22



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

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

PREVIOUS COUNCIL APPROVAL TO DEMOLISH BLDGS.
 - 6455, 6469, 6470, 6489 Arbroath (dwellings)
 - 6686 & 6694 Kingsway (com. buildings)

SUBJECT PROPERTY 6450 ARBROATH
 SKETCH 1

